

**REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION
8750 MCKINNEY ROAD
FRISCO, TEXAS 75034
TUESDAY, January 9, 2001 - 6:30 P.M.**

MINUTES

1. Call to Order/Roll Call

Chairman Buddy Minett called the meeting to order at 6:34 p.m.

Those present: Chairman Buddy Minett, Commissioners Steve Hulse , Jerry Sanders, Scott Seifert, Jon Ferguson, Richard Caplan and John Hamilton.

Staff present: John Lettelleir, Director of Planning, Scott Norris, Senior Planner, Doug Mousel, Planner, Frank Jaromin, City Engineer, Julie Fort, City Attorney and Sanet Garrett, Planning Secretary.

2. Consider and act upon approval of Minutes of the December 27, 2000 Planning and Zoning Meeting.

Following review and discussion, Commissioner Caplan moved to approve the request subject to corrections to pages 31 and 51. Commissioner Hulse seconded the Motion. Motion carried. Vote - unanimous.

PUBLIC HEARINGS

3. Request to Call a Public Hearing

DM Applicant(s): City of Frisco

A request to call a public hearing to amend the Comprehensive Zoning Ordinance regarding exterior construction requirements for Single-Family, Two-Family, and Townhome districts.

Doug Mousel, Planner requested the Commission to call a Public Hearing to amend the Comprehensive Zoning Ordinance regarding exterior construction requirements for Single-Family, Two-Family and Townhome districts.

Commissioner Caplan moved to open the meeting for a Public Hearing. Commissioner Ferguson seconded the Motion. Commissioner Caplan withdrew this motion as this item did not require a Public Hearing.

Following review and discussion, Commissioner Hulse moved to call a Public Hearing. Commissioner Sanders seconded the Motion. Motion carried. Vote - 5-1

Aye: Commissioners Hulse, Sanders, Ferguson, Hamilton and Seifert.

Nay: Commissioner Caplan.

REMARKS:

On August 29, 2000, the Planning & Zoning Commission concurred with staff's recommendation for Zoning Case Z2000-49 and recommended approval to the City Council of the following zoning amendment:

All exterior facades of a main building or structure in the RE, SF-1, SF-2, SF-3, SF-4, SF-5, PH, TH, and PD Districts shall be constructed of a minimum of seventy-five percent (75%) masonry with no single facade consisting of less than fifty percent (50%) masonry construction. In the "A" District, a main building or structure may be constructed of wood or an equivalent material.

After Zoning Case Z2000-49 was tabled at their September 19, 2000 meeting to allow staff to modify the proposal, the City Council approved the following amendment at their December 19, 2000 meeting:

The exterior facades of a main building or structure in the RE, SF-1, SF-2, SF-3, SF-4, SF-5, OTR, PH, 2F, and TH Districts shall be constructed of one hundred percent (100%) masonry, unless otherwise specified in Comprehensive Zoning Ordinance No. 00-11-01. Cementitious fiber board may constitute fifty percent (50%) of stories other than the first story. Cementitious fiber board may also be used for architectural features, including window box-outs, bay windows, roof dormers, garage door headers of rear entry garages, columns, chimneys not part of an exterior wall, or other architectural features approved by the Building Official. In the A District, a main building or structure may be constructed of wood or an equivalent material.

In addition, the City Council modified the definition of masonry to exclude the use of exterior insulation and finish systems ("EIFS") for residential structures and modified exterior construction requirements to allow cementitious fiber board to be used to fulfill masonry requirements for structures accessory to an existing structure constructed of wood or vinyl siding.

Following the approval of the amendments to exterior construction requirements, staff was made aware that the City Council was not content with the new standards. Therefore, staff requests that the Planning & Zoning Commission call a public hearing to amend the Comprehensive Zoning Ordinance regarding exterior construction requirements for Single-Family, Two-Family, and Townhome districts.

RECOMMENDATION:

Recommended that the Planning & Zoning Commission call a public hearing to amend the Comprehensive Zoning Ordinance regarding exterior construction requirements for Single-Family, Two-Family, and Townhome districts.

4. Public Hearing: SUP2000-39

SN Applicant(s): TXU Electric and Frisco ISD

A request for a Specific Use Permit (SUP) for an Electrical Substation on 3.5± acres at the north end of White Oaks Lane, 120± feet north of Peachtree Lane. Zoned Agricultural. Neighborhood #26. Tabled 11/14/00, 11/28/00 and 12/27/00.

Scott Norris, Senior Planner requested this item remain on the table Following review and discussion, Commissioner Sanders moved to table this item until the January 23, 2001, Planning and Zoning Commission meeting. Commissioner Seifert seconded the Motion. Motion carried. Vote - unanimous.

5. Public Hearing -

MH Replat and Site Plan: Northridge Addition, Phase 1, Block C, Lot 1 Applicant(s): Ashton Dallas Residential, LLC

A private recreation center on one lot on 1.3± acres on the north side of Barret Drive at Northridge Drive. Zoned Single-Family 5. Neighborhood #49.

Doug Mousel, Planner reviewed staff comments with the Commission. Commissioner Ferguson moved to open the meeting for a Public Hearing. Commissioner Hamilton seconded the Motion. Motion carried. Vote - unanimous.

Speaking for the request: Brian Umberger. There being no one else present to speak for or against the request, Commissioner Hulsey moved to close the meeting for a Public Hearing. Commissioner Ferguson seconded the Motion. Motion carried. Vote - unanimous.

Following review and discussion, Commissioner Caplan moved to approve the request subject to Staff Comments. Commissioner Hulsey seconded the Motion. Motion carried. Vote - unanimous.

REMARKS:

The site plan shows a private 1,300± square foot pool house, a 2,280± square foot pool, and a playground. Access is provided through two driveways on Brazos Drive. Brazos Drive is to be constructed with the development of Northridge Addition, Phase 2. Therefore, access to this site is subject to the final acceptance of Northridge Addition, Phase 2. Parking is adequate. The property will be screened from the adjacent alleys to the east and west with a four-foot wrought iron fence and a living screen.

The purpose of the replat is to dedicate various easements necessary for the development of the private recreation center.

RECOMMENDATION:

Recommended for approval subject to:

Site Plan

1. Staff approval of the landscape plan.

Replat

1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
2. Final acceptance of Northridge Addition, Phase 2 to provide access.

6. Public Hearing: Zoning Case Z2000-10

SN Applicant(s): City of Frisco

A request to amend the Comprehensive Zoning Ordinance to amend development standards for Multi-Family zoning districts. Tabled 12/27/00.

Scott Norris, Senior Planner reviewed staff comments with the Commission. Commissioner Caplan moved to remove this item from the table for a Public Hearing. Commissioner Hamilton seconded the Motion. Motion carried. Vote - unanimous.

Speaking for the request: Tony Felker. There being no one else present to speak for or against the request, Commissioner Hulsey moved to close the meeting for a Public Hearing. Commissioner Ferguson seconded the Motion. Motion carried. Vote - unanimous.

Following review and in depth discussion, Commissioner Caplan moved to approve the request subject to:

- Patio Home or Single-Family is allowed in Multi-Family 2 (MF-2)
- Single Family-4 (SF-4) is allowed in Multi Family (MF-1)
- Minimum dwelling area for a 2 bedroom is 900 square feet

and corrections. Commissioner Sanders seconded the Motion. Motion carried. Vote - unanimous.

REMARKS:

This item must be removed from the table. This item was tabled to allow staff time to incorporate comments for the 12/27/2000 Planning and Zoning Commission meeting prior to forwarding the item to the January 16, 2001 City Council meeting. The Planning and Zoning Commission requested the staff to address the following items:

1. **Specify what residential development standards that would apply if developed as single family. Staff included all single family detached standard as allowable uses with in both MF-1 and MF-1.**
2. Clarify the tree requirements for the open space. Staff provided new wording to better define tree planting requirements for required open space areas.
3. **Consider more that twenty percent (20%) garage parking to be over and beyond that parking required for a project to avoid parking shortages should renter use garage for storage purposes. Staff modified the proposed ordinance amendment from limiting garage parking to forty percent 40% maximum allowable to a maximum of twenty percent (20%) or required parking can be within garages.**
4. Specify minimum distance separation from residential units and adjacent single-family districts from refuse units. Staff added specific wording that provides 50 feet of separation between refuse facilities and residential buildings and a 150 setback to adjacent residential districts.)
5. Specify screening requirements involving wall and landscaping around refuse areas. Additional requirements to a masonry wall and a living screen have been included around refuse facilities.
6. Specify pedestrian connection between apartments and non-residential properties. Staff has included wording to require pedestrian access to adjacent non-residential properties and developments.
7. Provide for appeal process for façade plans. Staff has included an appeal process for the façade plans to allow for an appeal of staff's decision to the Planning and Zoning Commission and further appeal of that decision to the City Council.

At the direction of City Council the Planning and Zoning Commission called a public hearing at their January 11, 2000 meeting to consider amendments to the development standards for Multi-Family districts.

A committee comprised of citizens and development representatives meet to discuss the proposed changes to the development standards for the Multi-Family zoning districts. The group has made several recommendations that have been included in the proposed modifications. Staff and the committee made the following recommendations to accomplish the following:

- Modify open space requirements for Multi-Family developments.
- Allow three-story buildings in the Multi-Family-1 district.
- Increase set back requirements for three story buildings.
- Create standards for building orientation and separation.
- Clarify parking requirements and the number of spaces needed for each development and add criteria for calculating tandem, garages and open area parking spaces.
- Require specific parking for boats, trailers, and other RVs.
- Clarify the landscaping requirements.
- Increase the required buffer between Multi-Family and other residential districts.
- Specify architectural features on all residential buildings.

- Allow patio home densities by right and exclude duplexes.
- Minimum square foot for amenity center

The Comprehensive Zoning Ordinance includes two Multi-Family districts Multi-Family-1 with 18 units per net acre and Multi-Family-2 with 23 units per net acre. The committee has recommended that the number of units allowed per net acre remain the same and open space and other regulations be altered to improve the overall quality and appearance of future developments.

Summary

Staff is requesting that the Planning and Zoning Commission recommend approval of the proposed ordinance amendments to allow the item placed on the January 16, 2001 City Council. If additional modifications are recommend by the Planning and Zoning Commission the staff will make the necessary modifications for presentation to the City Council.

RECOMMENDATION:

Recommend for approval subject to the changes below. The deletions are ~~struck through~~ and the modifications are underlined.

ARTICLE III SECTION 1 RESIDENTIAL DISTRICTS

12.01 MF-1 - MULTIPLE FAMILY DISTRICT - 1

12.02 GENERAL PURPOSE AND DESCRIPTION:

The MF-1, Multiple Family Residential District is an attached residential district intended to provide a residential density of eighteen (18) dwelling units per net acre. The principal permitted land uses will include multiple family dwellings, ~~garden apartments~~, condominiums, Townhomes, Residential Estate, Single-Family-1, Single-Family-2, Single-Family-3, Single-Family-4 district standards. Recreational, religious, health and educational uses normally located to service residential areas are also permitted in this District. This District should be located at a major thoroughfare intersections as referenced in the Comprehensive Plan, and ~~serve as a buffer between retail/commercial development or heavy automobile traffic, and medium or low density residential development.~~

12.03 PERMITTED USES:

- A. Uses permitted in the MF-1 District are outlined in Article II, Section 3.
- B. Single-Family residential development at Residential Estate, Single-Family-1, Single-Family-2, Single-Family-3, Single-Family-4, density. (Article III, Section 2.0 through 6.0).

12.04 AREA REGULATIONS:

A. Size of Yards:

1. Minimum Front Yard (adjacent to a street)

a. Adjacent to non-residential

One-Story: Twenty five (25) feet

Two-Story: Fifty (50) feet

Three-Story: One hundred fifty (150) feet provided that a two (2) story building separates the three (3) story from the public street.

- b. Adjacent to Townhouse, Duplex, or Single-Family or area shown on Future Land Use Plan for Single Family

One-Story: Fifty (50) feet

Two-Story: One hundred (100) feet

Three-Story: Two hundred fifty (250).

2. **Minimum Side Yard** - ~~Fifteen feet (15') from property line; twenty-five feet (25') when adjacent to a street and sixty feet (60') when the building is in excess of one story and adjacent to a Single Family Zoning District.~~

- a. Adjacent to residential zoning district or planned development district that allows residential or area designated as residential, excluding multi-family, on the Future Land Use Plan.

One-Story: Fifty (50) feet

Two-Story: One hundred (100) feet

Three-Story: Two hundred fifty (250) feet.

- b. Setback for two-story buildings shall be reduced to fifty (50) feet where adjacent to a golf course or to a major creek with adequate access around the buildings.

- c. Adjacent to non-residential zoning district or planned development district that allows nonresidential.

One-Story: Twenty five (25) feet

Two-Story: Fifty (50) feet

Three-Story: One hundred (100) feet, provided that a two-story building separates the three-story from the property line.

3. **Minimum Rear Yard** - ~~Twenty feet (20'); sixty feet (60') when the building is in excess of one story and adjacent to a Single Family Zoning District~~

- a. Adjacent to residential zoning district or planned development district that allows residential, or area designated as residential, excluding multi-family, on the Future Land Use Plan.

One-Story: Fifty (50) feet

Two-Story: One hundred (100) feet

Three-Story: Two hundred fifty (250).

- b. Setback for two-story buildings shall be reduced to fifty (50) feet when adjacent to a golf course or to a major creek.

- c. Adjacent to non-residential zoning district or planned development district that allows nonresidential.

One-Story: Twenty (25) feet

Two-Story: Fifty (50) feet

Three-Story: One hundred fifty (150) feet, provided that a two-story building separates the three-story from the property line.

C. **Size of Lots:**

1. **Minimum Lot Area** - ~~Ten thousand (10,000) square feet~~ Five (5) acres unless otherwise specified within planned development or other zoning district. Areas zoned Multi-Family that are developed to Single-Family standards must meet lot areas in listed in Article III Section 1, 2.01 through 6.01. Properties that are less than five (5) acres with existing zoning prior to the adoption of this ordinance are exempted from this requirement.

2. **Minimum Lot Width** - Eighty (80) feet

3. **Minimum Lot Depth** - One hundred twenty (120) feet

D. Minimum Dwelling Area :

1. One bedroom: Six hundred fifty (650) square feet
2. Two bedroom: Nine hundred (900) square feet
3. Each additional bedroom over two will require an additional one hundred fifty (150) square feet. (See Article IV, Section 9.02)

E. Maximum Height Regulations:

1. One story: Maximum thirty (30) feet for any portion of the building
2. Two-stories: Maximum forty (40) feet for any portion of the building
3. Three-stories: Maximum fifty (50) feet for any portion of the building.

F. Maximum Lot Coverage: Fifty (50) percent total including main and accessory buildings

G. Maximum Density:

1. Eighteen (18) dwelling units per net acre.

H. Other Regulations:

1. Accessory Building and Use Regulations, Article IV, Section 7.0
2. Meandering sidewalk is required adjacent to public Right-of-way(s) unless otherwise approved by City
3. Above ground storm water detention is prohibited within required landscape and usable open space areas
4. Special and Additional Supplementary Regulations, Article IV, Section 9.0
5. Screening Fences and Wall Standards, Article IV, Section 5.0
6. Screening Fences and Wall Standards, Article IV, Section 5.0. Thin wall or set in place wall panel construction methods are prohibited in conjunction with new multi-family developments. Repairs to existing projects will be permitted with the addition of galvanized metal support being added to area being repaired.
7. Pedestrian connections will be provided to adjacent schools, parks, and non-residential developments.

12.05 REFUSE FACILITIES:

- A. ~~Every dwelling unit shall be located within two hundred fifty feet (250') of a refuse facility, measured along the designated pedestrian and vehicular travel way. A refuse facility shall be a dumpster or other similar receptacle designed for receiving garbage in bulk or for more than one dwelling.~~
- A. Each refuse facility shall be screened from view on three (3) sides from persons standing at ground level on the site or immediately adjoining property, by a masonry wall not less than six (6) feet, no more than eight (8) feet in height or by an enclosure within a building. Refuse containers shall be provided and maintained in a manner to satisfy local public health and sanitary regulations. Each refuse facility shall be located so as to provide safe and convenient pickup by refuse collection agencies using fifteen (15) foot inside turning radius with a thirty (30) foot approach. Trash dumpsters shall be located a

minimum of fifty feet (50') from a residential apartment building and one-hundred feet (100') feet from a adjacent residential district boundary lines. Dumpsters shall have a minimum six-foot (6') wall enclosure with an evergreen screen around the perimeter. Trash compactors shall be located a minimum of fifty feet (50') feet from residential apartment buildings and have a eight (8) foot wall enclosure with an evergreen living screen around the perimeter.. Compactors are to be minimum of one hundred fifty feet (150') from other residential district boundary lines.

12.06 AMENITIES

A minimum of four (4) of the following will be incorporated into each multi-family development.

- Jogging trail
- Gazebo
- Improved picnic areas
- Playground tot lot
- Day care (on-site) (requires Specific Use Permit)
- Sport courts and fields (volley ball, base ball, tennis Etc.)
- Putting green
- Swimming Pool
- Others as approved by City
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12.07 PARKING AND CIRCULATION STANDARDS

A. Multi-Family:

The required number of total spaces shall be no less than 1.8 spaces per dwelling unit overall. ~~Thirty percent (30%) of the required parking spaces must be within enclosed garages. These garages may be a part of the dwelling structure or as an accessory building. All garages constructed as accessory building must consist of eight percent (80%) masonry and be built of similar materials as the main structures.~~ Parking calculations shall be as follows:

1. One and one-half (1.5) spaces per one bedroom unit,
2. Two (2) spaces per two bedroom unit,
3. Two and one-half (2.5) spaces per three bedroom unit
4. One-half (0.5) space per each additional bedroom.

B Garages, when provided, shall be one hundred (100) percent masonry, and be built of the same materials as the main structures. The garage may be part of the dwelling structure. Garage parking is limited to twenty (20%) percent of the required parking provided. Additional garage parking can be provided beyond the required parking calculations. Garages shall set back a minimum of eight (8) feet from the circulation aisle. The garage shall not be used for storage, whereby prohibiting the parking of a operable vehicle.

C Other parking requirements:

1. First row of parking when not separated from the right-of-way by a building requires a large tree every seven (7) spaces.
2. Sub-grade parking under all or a portion of the building will not count against building height if half or more of subgrade parking is below ground.
3. Trailer and Recreational Vehicle Parking shall be limited to specific areas as designated on the approved site plan. Trailer and RV parking spaces shall be ten-feet by twenty-five feet (10X25). These spaces shall be specifically called out on the site plan in an area behind the building line. A solid living screen shall be placed around the specified area.
4. Maximum of ten (10) parking spaces on dead end drive aisle.
5. Mail Kiosk shall have minimum of five (5) parking spaces within fifty (50) feet unless a drive-through facility is provided.
6. Enclosed garage parking spaces to be ten-feet by twenty- feet (10 X 20). (See Article IV, Section 4.0 for structured parking garage requirements.)
7. Tandem parking spaces count at a rate of fifty percent (50%) of other parking spaces toward required parking.
8. First parking space on all drives intersecting a public street shall be a minimum of fifty (50) feet from the right-of-way.

D Driveway within the apartment complex should be configured to decrease speed and have a maximum of five hundred (500) feet in a straight length without an offset. The width of the drive aisle shall be used as the minimum offset.

E Access to a public right-of-way in a single-family neighborhood will be limited access and will not function as a primary access point for the complex. Access to single-family alleys is prohibited.

12.08 **USABLE OPEN SPACE AND COMMON BUILDING REQUIREMENTS:**

Each lot or parcel of land developed under the MF-1 standards shall provide common open space ~~totaling twenty-five (25%) of the total MF-1 development~~ at a rate of seven hundred and fifty (750) square feet per bedroom.

A Planned Development Districts: For Planned Development Districts with multi-family zoning, usable open space shall be provided in accordance with Comprehensive Zoning Ordinance unless otherwise described in PD requirements. ~~that required for the MF-1 district that most closely resembles the density permitted within said PD.~~

B A common building (club house) is required to be constructed to a usable size at a rate of twelve (12) square feet of air-conditioned space for each unit in the complex. This common building shall include one (1) meeting room with a minimum size of one thousand (1,000) square feet.

C Area Requirements:

1. Such open space shall have a maximum slope not exceeding ten (10) percent
2. Such open space shall have a minimum dimension of not less than ~~fifteen~~ fifty (45) (50) feet.
3. Of the required open space, fifteen (15) percent or twenty thousand (20,000) 44,000 square feet, whichever is greater, shall be arranged or located in a contiguous mass. This contiguous mass must be located within the required common open space area. Flood plain may receive one half (1/2) credit when ~~be~~ counted toward this requirement. ~~however,~~ Required perimeter landscaping ~~ed will~~ will areas ~~may not be counted toward this requirement~~ open space.
4. At the time of preliminary site plan ~~and/or subdivision plat~~ approval, the Planning & Zoning Commission and/or City Council may give full or partial credit for open areas that exceed the maximum slope or which are otherwise unusable. If it is determined that such areas are environmentally or aesthetically significant and that their existence enhances the development.
5. A table showing square footage of each use and/or area is required on the final site plan and landscape plan. The required table should include required vs. provided open space and indicate credit for each use or area.

D Credits:

1. A 2:1 square foot credit may be applied for each square foot utilized for:
 - a. Swimming pools and adjacent decks, patios or lounge within 10 feet of a pool;
 - b. Developed and equipped children's play areas;
 - c. Jogging trails
2. A 1:1 square foot credit may be applied for each square foot utilized for:
 - a., multi-use areas such as sports courts (Tennis, volley ball
 - b. Usable portions of recreational buildings or common buildings; and
3. A 0.5:1 square foot credit may be applied for each square foot utilized for:
 - a. Areas within the 100 year flood plain as determined by flood study under fully developed conditions.
 - b. Areas within 100 feet of a rail road;
 - c. Areas within 100 feet of a natural gas or fuel transmission line.

E Landscaping:

1. All required landscaping must be located within the required open space, exclusive of required perimeter or parking landscaped areas.
2. One (1) large tree, four inches (4") in caliper shall be provided per one thousand (1000) ~~7000~~ square feet of required open space. The alternative to large trees is three (3) ornamental trees four inches (4") in caliper can be planted for each large tree required. Trees are to generate quantities for plantings; a fewer number of trees can be planted where larger trees are provided. The approved landscape plan must include the appropriate tabulations.
3. ~~Three (3) five-gallon (5) shrubs per 10,000 square feet of required open space.~~

4. Tree preservation credits shall be the same as those set forth in Article IV, Section 2.06(D)(4). A maximum of one third (1/3) of the required landscape can be credited for preservation unless otherwise specifically approved by the City
5. Double off-set row of trees on twenty (20) foot centers adjacent to single-family alternating between large trees and evergreen trees.

12.09 BUILDING ORIENTATION AND CONSTRUCTION:

- A. Parking lots and detached garages shall not be located between the apartment building and a perimeter street Buildings with enclosed garages, when adjacent to public rights-of-way, must face garages internally to the development. Garage doors may not face public rights-of way.
- ~~A. Buildings with enclosed garages, when adjacent to public rights of way or pathway, must face garages internally to the development. Garage doors may not face public rights of way or pathways. Additional landscaping consisting of three-inch caliper trees 25-feet on-center for the length of the garage plus 20 feet shall be provided between the garage and the street. This landscaping is in addition to any other perimeter landscaping required by ordinance.~~
- B. No garages are to be located between residential buildings and public right-of-way.
- C. Cementious construction materials are required as an alternate for wood construction for architectural detailing and exterior trim work.
- D. Building Design
 1. Except for windows, doors and garage doors, the exterior of all building elevations shall be one hundred (100) percent masonry. Cement fibrous board may be used for areas not considered conducive for masonry, as determined by the Building Official, and architectural features, including but not limited to bay windows, dormers, chimneys not part of an exterior wall, and gables with an area of less that ten (10) square feet.
 2. Exterior Finish Insulation Systems (EFIS) is allowed as an alternative to stucco construction. These construction methods are limited to areas ten (10) feet above the average grade and a maximum of twenty (20) percent of any one (1) building facade.
 3. Flat primary roofs are prohibited.
 4. Except for decorative windows, transoms, and side lights, all residential windows shall be operable. The windows in living areas and bedrooms, except for dormer windows, shall be a minimum fifteen (15) square feet in size.
 5. All stairs (except entry stairs and stoops to individual units and shared hallways) and elevated walkways shall be substantially screened from view from streets and open space.
 6. All buildings must use four (4) or more of the following architectural features:
 - Dormers
 - Porches
 - Stoop
 - Patio
 - Awnings/Canopies
 - Varied roof height in building (minimum ten (10) foot difference)
 - Offsets in buildings (minimum 20 feet to receive credit excluding attached garage)
 - Balconies

- Others may be approved by City

7. A facade plan illustrating the compliance of the prototypical design of each building style with these provisions shall be submitted with the site plan. No two buildings shall have the same facade and architectural features side-by-side.
8. The Director of Planning designee will review all facade plans for compliance of the Zoning Ordinance regulations. Appeals will be forwarded to the Planning and Zoning Commission. The applicant, Director of Planning, to two Planning and Zoning Commissioners can request an appeal. The Planning and Zoning Commission's decision can be appeal to the City Council by the applicant, Director of Planning or two City Council members. The City Council will make final determination.

E. Building Orientation:

1. Angle to Street, Creeks, Single Family, Golf Course 30-70 degrees.
2. Stairwells screened from street (enclosed or wall at outer edge).
3. Buildings should be configured to blend with the natural elements and charter of the land. Such as the long portion of a foundation should be configured parallel with the topography.
4. A single mailroom or Kiosk will be provided for each complex. The building can be incorporated in to another building or will have a minimum of twenty (20') foot separations from all other buildings.

F. Structure Separation - Multi-family structures on the same parcel shall have the following minimum distance between structures:

1. From main structure to main structure with openings for doors or windows on facing facades:
 - a. Face to Face sixty (60) feet
 - b. Face to end thirty (30) feet
 - c. Corner to face or end forty (40) feet
 - d. End to End thirty (30) feet
 - e. One hundred fifty (150) feet to any building on an adjacent apartment complex
 - f. Fifty (50) feet to any non-residential building on an adjacent property
2. From main structure to main structure without openings, twenty (20) feet for one and two stories and thirty (30) feet for three (3) story buildings
3. From main structure to accessory buildings or pools, twenty (20) feet
4. From main structure to free standing garage building thirty (30) feet

**ARTICLE III
SECTION 1
RESIDENTIAL DISTRICTS**

13.01 MF-2 - MULTIPLE FAMILY DISTRICT - 2

13.02 GENERAL PURPOSE AND DESCRIPTION:

The MF-2, Multiple Family Residential District is an attached residential district intended to provide a residential density of twenty three (23) dwelling units per net acre. The principal permitted land uses will include multiple family dwellings, ~~garden apartments~~, condominiums, townhomes Residential Estate, Single-Family-1, Single-Family-2, Single-Family-3, Single-Family-4 Single-Family-5 and Patio-Home district standards. Recreational, religious, health and educational uses normally located to service residential areas are also permitted in this District. This District should be located adjacent at a major thoroughfare ~~and serve~~

~~as a buffer between retail/commercial development or heavy automobile traffic, and medium or low density residential development. intersections as referenced in the Comprehensive Plan.~~

13.03 PERMITTED USES:

- A. Uses permitted in the MF-2 District are outlined in Article II, Section 3.0
- B. Single-Family residential development at Residential Estate, Single-Family-1, Single-Family-2, Single-Family-3, Single-Family-4 Single-Family-5 and Patio-Home density of less (Article II, Section 1 Paragraph 2.0 through 9.0)

13.04 AREA REGULATIONS:

A. Size of Yards:

1. Minimum Front Yard (adjacent to a street)

- a. Adjacent to non-residential

One-Story: twenty five (25) feet

Two-Story: fifty (50) feet

Three-Story: one hundred fifty (150) feet.

- b. Adjacent to Townhouse, Duplex, or Single-Family or area shown on Future Land Use Plan for Single Family

One-Story: fifty (50) feet

Two-Story: one hundred (100) feet

Three-Story: two hundred fifty (250) feet .

2. Minimum Side Yard ~~Fifteen feet (15') from property line; twenty five feet (25') when adjacent to a street and sixty feet (60') when the building is in excess of one story and adjacent to a Single Family Zoning District.~~

- a. Adjacent to residential zoning district or planned development district that allows residential or area designated as residential, excluding multi-family, on the Future Land Use Plan.

One-Story: fifty (50) feet

Two-Story: one hundred (100) feet

Three-Story: two hundred fifty (250) feet..

- b. Setback for two-story buildings shall be reduced to fifty (50) feet where adjacent to a golf course or to a major creek with adequate access around the buildings.

- c. Adjacent to nonresidential zoning district or planned development district that allows nonresidential.

One-Story: twenty five (25) feet

Two-Story: seventy five (75) feet

Three-Story: one hundred (100) feet.

3. Minimum Rear Yard ~~Twenty feet (20'); sixty feet (60') when the building is in excess of one story and adjacent to a Single Family Zoning District~~

- a. Adjacent to residential zoning district or planned development district that allows residential, or area designated as residential, excluding multi-family, on the Future Land Use Plan..

One-Story: fifty (50) feet

Two-Story: one hundred (100) feet

Three-Story: two hundred fifty (250) feet.

b. Setback for two-story buildings shall be reduced to fifty (50) feet when adjacent to a golf course or to a major creek.

c. Adjacent to non-residential zoning district or planned development district that allows nonresidential.

One-Story: twenty five (25) feet

Two-Story: seventy five (75) feet

Three-Story: one hundred fifty (150) feet.

B. Size of Lots:

Minimum Lot Area - ~~Ten thousand (10,000) square feet~~ Five (5) acres unless otherwise specified within planned Development or other zoning district. Properties that are less than five (5) acres with existing zoning prior to the adoption of this ordinance are exempt from this requirement.

1. Minimum Lot Width - Eighty feet (80')

2. Minimum Lot Depth - One hundred twenty feet (120')

C. Minimum Dwelling Area :

One bedroom: Six hundred fifty (650) Square feet

Two bedroom: Nine hundred (900) Square feet

Each additional bedroom over two will require an additional one hundred fifty (150) square feet. (See Article IV, Section 9.02)

D. Maximum Height Regulations:

One story: Maximum thirty (30) feet for any portion of the building

Two-stories: Maximum forty (40) feet for any portion of the building

Three-stories: Maximum fifty (50) feet for any portion of the building.

E. Maximum Lot Coverage: Fifty (50) percent total including main and accessory buildings

F. Maximum Density:

1. Twenty three (23) dwelling units per net acre.

G. Other Regulations:

1. Accessory Building and Use Regulations, Article IV, Section 7.0.

2. Meandering sidewalk is required adjacent to public Right-of-way(s) unless otherwise approved by City

3. Above ground storm water detention is prohibited within required landscape and usable open space areas.

4. Special and Additional Supplementary Regulations, Article IV, Section 9.0

5. Screening Fences and Wall Standards, Article IV, Section 5.0

6. Screening Fences and Wall Standards, Article IV, Section 5.0. Thin wall or set in place wall panel construction methods are prohibited in conjunction with new multi-family developments. Repairs to existing projects will be permitted with the addition of galvanized metal support being added to area being repaired.

7. Pedestrian connections will be provided to adjacent schools, parks, and non-residential developments.

13.05 REFUSE FACILITIES:

- ~~A. Every dwelling unit shall be located within two hundred fifty feet (250') of a refuse facility, measured along the designated pedestrian and vehicular travel way. A refuse facility shall be a dumpster or other similar receptacle designed for receiving garbage in bulk or for more than one dwelling.~~
- A. Each refuse facility shall be screened from view on three (3) sides from persons standing at ground level on the site or immediately adjoining property, by a masonry wall not less than six (6) feet, no more than eight (8) feet in height or by an enclosure within a building. Refuse containers shall be provided and maintained in a manner to satisfy local public health and sanitary regulations. Each refuse facility shall be located so as to provide safe and convenient pickup by refuse collection agencies using fifteen (15) foot inside turning radius with a thirty (30) foot approach. Trash dumpsters shall be located a minimum of fifty feet (50') from a residential apartment building and one-hundred feet (100') feet from a adjacent residential district boundary lines. Dumpsters shall have a minimum six-foot (6') wall enclosure with an evergreen screen around the perimeter. Trash compactors shall be located a minimum of fifty feet (50') feet from residential apartment buildings and have a eight (8) foot wall enclosure with an evergreen living screen around the perimeter. Compactors are to be minimum of one hundred fifty feet (150') from all other residential district boundary lines.

13.06 AMENITIES

A minimum of five (5) of the following will be incorporated into each multi-family development.

- Jogging trail
- Gazebo
- Playground tot lot
- Day care (on-site) (requires Specific Use Permit)
- Sport courts and fields (volley ball, base ball, tennis Etc.)
- Putting green
- Swimming Pool
- Others as approved by City

13.07 PARKING AND CIRCULATION STANDARDS

B. Multi-Family:

The required number of total spaces shall be no less than 1.8 spaces per dwelling unit overall. ~~Thirty percent (30%) of the required parking spaces must be within enclosed garages. These garages may be a part of the dwelling structure or as an accessory building. All garages constructed as accessory building must consist of eight percent (80%) masonry and be built of similar materials as the main structures.~~ Parking calculations shall be as follows:

1. One and one-half (1.5) spaces per one bedroom unit,
2. Two (2) spaces per two bedroom unit,

3. Two and one-half (2.5) spaces per three bedroom unit
 4. One-half (0.5) space per each additional bedroom.
- A. Garages, when provided, shall be one hundred (100) percent masonry, and be built of the same materials as the main structures. The garage may be part of the dwelling structure. Garage parking is limited to twenty (20%) percent of the required parking provided. Additional garage parking can be provided beyond the required parking calculations. Garages shall set back a minimum of eight (8) feet from the circulation aisle. The garage shall not be used for storage, whereby prohibiting the parking of a operable vehicle.
- B. Other parking requirements:
1. First row of parking when not separated from the right-of-way by a building requires a large tree every seven (7) spaces.
 2. Sub-grade parking under all or a portion of the building will not count against building height if half or more of subgrade parking is below ground.
 3. Trailer and Recreational Vehicle Parking shall be limited to specific areas as designated on the approved site plan. Trailer and RV parking spaces shall be ten-feet by twenty-five feet (10X25). These spaces shall be specifically called out on the site plan in an area behind the building line. A solid living screen shall be placed around the specified area
 4. Maximum of ten (10) parking spaces on dead end drive aisle.
 5. Mail Kiosk shall have minimum of five (5) parking spaces within fifty (50) feet unless a drive-through facility is provided.
 6. Enclosed garage parking spaces to be ten by twenty (10 X 20) feet. (See Article IV, Section 4.0 for structured parking garage requirements.)
 7. Tandem parking spaces count at a rate of fifty percent (50%) of other parking spaces toward required parking.
 8. First parking space on all drives intersecting a public street shall be a minimum of fifty (50) feet from the right-of-way.
- C. Driveway within the apartment complex should be configured to decrease speed and have a maximum of five hundred (500) feet in a straight length without an offset.
- D. Access to a public right-of-way in a single-family neighborhood will be limited access and will not function as a primary access point for the complex. Access to single-family alleys is prohibited.

- E. Direct or indirect access to a median opening where located on divided thoroughfare.

13.10 USABLE OPEN SPACE AND COMMON BUILDING REQUIREMENTS:

Each lot or parcel of land developed under the MF-1 standards shall provide common open space ~~totaling twenty five (25%) of the total MF-1 development~~ at a rate of seven hundred fifty (750) square feet per bedroom.

- A. Planned Development Districts: For Planned Development Districts with multi-family zoning, usable open space shall be provided in accordance with Comprehensive Zoning Ordinance unless otherwise described in PD requirements. ~~that required for the MF-1 district that most closely resembles the density permitted within said PD.~~
- B. A common building (club house) is required to be constructed to a usable size at a rate of twelve (12) square feet of air-conditioned space for each unit in the complex. This common building shall include one (1) meeting room with a minimum size of one thousand (1,000) square feet.
- C. Area Requirements:
1. Such open space shall have a maximum slope not exceeding ten (10) percent
 2. Such open space shall have a minimum dimension of not less than ~~fifteen~~ fifty (45) (50) feet.
 3. Of the required open space, fifteen (15) percent or twenty thousand (20,000) 14,000 square feet, whichever is greater, shall be arranged or located in a contiguous mass. This contiguous mass must be located within the required common open space area. Flood plain may receive one half (1/2) credit when ~~be~~ counted toward this requirement. ~~however,~~ Required perimeter landscaping ~~ed will areas may not be counted toward this requirement~~ open space.
 4. At the time of preliminary site plan ~~and/or subdivision plat~~ approval, the Planning & Zoning Commission and/or City Council may give full or partial credit for open areas that exceed the maximum slope or which are otherwise unusable. If it is determined that such areas are environmentally or aesthetically significant and that their existence enhances the development.
 5. A table showing square footage of each use and/or area is required on the final site plan and landscape plan. The required table should include required vs. provided open space and indicate credit for each use or area.
- D. Open Space Credits:
1. A4 2:1 square foot credit may be applied for each square foot utilized for:
 - a. Swimming pools and adjacent decks, patios or lounge within 10 feet of a pool;
 - a. Developed and equipped children's play areas;
 2. A 1:1 square foot credit may be applied for each square foot utilized for:
 - a. Jogging trails, multi-use areas such as sports courts
 - b. Usable portions of recreational buildings or common buildings; and
 3. A 0.5:1 square foot credit may be applied for each square foot utilized for:
 - a. Areas with in the 100 year flood plain as determined by flood study under fully developed conditions;
 - b. Areas with in 100 feet of a rail road;
 - c. Areas with in 100 feet of a natural gas or fuel transmission line.
- E. Landscaping:

1. All required landscaping must be located within the required open space, exclusive of required perimeter or parking landscaped areas.
2. One (1) large tree, four inches (4") in caliper shall be provided per one thousand (1000) ~~7000~~ square feet of required open space. The alternative to large trees is three (3) ornamental trees four inches (4") in caliper can be planted for each large tree required. Trees are to generate quantities for plantings; a fewer number of trees can be planted where larger trees are provided. The approved landscape plan must include the appropriate tabulations.
3. ~~Three (3) five-gallon (5) shrubs per 10,000 square feet of required open space.~~
4. Tree preservation credits shall be the same as those set forth in Article IV, Section 2.06(D)(4). A maximum of one third (1/3) of the required landscape can be credited for preservation unless otherwise specifically approved by the City
6. Double off-set row of trees on twenty (20) foot centers adjacent to Single-Family alternating between large trees and evergreen trees.

12.10 BUILDING ORIENTATION AND CONSTRUCTION:

- A. Parking lots and detached garages shall not be located between the apartment building and a perimeter street Buildings with enclosed garages, when adjacent to public rights-of-way, must face garages internally to the development. Garage doors may not face public rights-of way.
- B. Buildings with enclosed garages, when adjacent to public rights-of-way or pathway, must face garages internally to the development. Garage doors may not face public rights-of way or pathways. Additional landscaping consisting of three-inch caliper trees 25-feet on-center for the length of the garage plus 20-feet shall be provided between the garage and the street. This landscaping is in additional to any other perimeter landscaping required by ordinance.
- C. Cementious construction materials are required as an alternate for wood construction for architectural detailing and exterior trim work.
- D. Building Design
 1. Except for windows, doors and garage doors, the exterior of all building elevations shall be one hundred (100) percent masonry. Cement fibrous board may be used for areas not considered conducive for masonry, as determined by the Building Official, and architectural features, including but not limited to bay windows, dormers, chimneys not part of an exterior wall, and gables with an area of less that ten (10) square feet.
 2. Exterior Finish Insulation Systems (EFIS) is allowed as an alternative to stucco construction. These construction methods are limited to areas ten (10) feet above the average grade and a maximum of twenty (20) percent of any one (1) building facade.
 3. Flat primary roofs are prohibited.
 4. Except for decorative windows, transoms, and side lights, all residential windows shall be operable. The windows in living areas and bedrooms, except for dormer windows, shall be a minimum fifteen (15) square feet in size for decorative windows, all residential windows shall be operable. The windows in living areas and bedrooms, except for dormer windows, shall be a minimum fifteen (15) square feet in size.
 5. All stairs (except entry stairs and stoops to individual units and shared hallways) and elevated walkways shall be substantially screened from view from streets and open space.
 6. All multi family developments that are developed at eighteen (18) per net acre, must use four (4) or more of the following architectural features per building. All multi family developments that are developed to more than eighteen (18) units per net acre will require five (5) of the following architectural features per building:

- Dormers
 - Porches
 - Stoop
 - Patio
 - Awnings/Canopies
 - Varied roof height in building (minimum ten-foot (10') foot differences)
 - Offsets in buildings (minimum 20 feet to receive credit excluding attached garage)
 - Balconies
 - Others may be approved by City
9. A facade plan illustrating the compliance of the prototypical design of each building style with these provisions shall be submitted concurrent with the site plan. No two buildings shall have the same façade and architectural features side-by-side.
10. The Director of Planning designee will review all façade plans for compliance of the Zoning Ordinance regulations. Appeals will be forwarded to the Planning and Zoning Commission. The applicant, Director of Planning, to two Planning and Zoning Commissioners can request an appeal. The Planning and Zoning Commission's decision can be appeal to the City Council by the Applicant, Director of Planning or two City Council members. The City Council will make final determination.

E. Building Orientation:

1. Angle to Street, Creeks, Single Family, Golf Course 30-70 degrees.
2. Street connection for Single family properties that are adjacent and develop prior to the multi-family properties.
3. Three Story in the center of property (250 from Single-Family)
4. Stairwells screened from street (enclosed or wall at outer edge)
5. Buildings should be configured to blend with the natural elements and character of the land. Such as the long portion of a foundation should be configured parallel with the topography.
6. A single mailroom or Kiosk will be provided for each complex. The building can be incorporated in to another building or will have a minimum of twenty (20') foot separations from all other buildings.

F. Structure Separation - Multi-family structures on the same parcel shall have the following minimum distance between structures:

1. From main structure to main structure with openings for doors or windows on facing facades:
 - A. Face to Face sixty (60) feet
 - B. Face to end thirty (30) feet
 - C. Corner to face or end forty (40) feet
 - D. End to End thirty (30) feet
 - E. One hundred fifty (150) feet to any building on an adjacent apartment complex
 - F. Fifty (50) feet to any non-residential building on an adjacent property
2. From main structure to main structure without openings, twenty (20) feet for one and two stories and thirty (30) feet for three (3) story buildings
3. From main structure to accessory buildings or swimming pools, twenty (20) feet
4. From main structure to free standing garage building thirty (30) feet.

ARTICLE IV, SECTION 2.06(D) LANDSCAPE REQUIREMENTS

D. Multi-Family Landscape Area Requirements

These standards apply to all Multi-Family zoning districts. Any area within a Planned Development or overlay zoning district containing landscaping standards shall comply with the standards requiring the most Large Trees.

1. General Requirements

- a. Properties developed prior to the effective date of this Section will not be required to conform to these landscape requirements until there is a thirty percent (30%) or more increase in the size of the development.
- b. Landscaped areas will be of varying depths intended to separate and screen incompatible land uses from one another and to provide green areas along major roadways.
- c. Foundation plantings of a double row of shrubs is required along the façade of all buildings that are visible from all property lines.
- d. Trees required by the open space planting requirements should be used to increase the energy efficiency of the residential buildings by plantings along the south and west sides of buildings.
- e. A summary of tabulations for all required plantings, preservation credits, tree mitigation, and/or other data as necessary to document the landscape requirements shall be shown on the planting plan.

2. Perimeter Requirements

- a. A landscaped area at least twenty-five feet (25') wide shall be located between multi-family developments and public right-of-ways for all roadways; provided, however, a thirty foot (30') landscape area adjacent to and outside the right-of-way will be provided adjacent to State Highway 121, United States Highway 380, Preston Road and the Dallas North Tollway. One (1) large tree, three (3 6") inch caliper minimum, will be planted on thirty foot (30') centers within the required landscaped area (or quantity for size substitution will not be allowed). All landscaping shown on the approved Landscape Plan will be installed prior to the issuance of a certificate of occupancy of first unit.
- b. Where multi-family development is adjacent to the property line of Single-Family zoned parcels or areas shown as single-family use on the Future Land Use Plan, a double off-set row of trees on twenty (20) foot centers adjacent to Single Family alternating between shade trees and evergreen trees in a twenty five (25') wide landscape perimeter area. one (1) large tree, three inch (3") caliper minimum, shall be planted on twenty five foot (25') centers in a fifteen foot (15') wide landscape perimeter area.
- c. Where multi-family development is adjacent to the property line of parcels zoned for uses other than single-family or parcels not shown as single-family use on the Future Land Use Plan, a fifteen foot twenty five (15 25) foot wide landscape area is required. In addition, one (1) large tree, three inch (3") caliper minimum, will be required for each fifty thirty linear feet (50 30') that abuts the adjacent property line. Trees will be located within the fifteen twenty five foot (15 25') perimeter area or within the area located between the property line and the side or rear building line. Trees required under this Section that are planted in parking areas may not be credited towards meeting the number of required trees as outlined in the Interior Parking Requirements listed below.

3. Interior Parking Requirements

- a. Eighteen twenty square feet (18 20') of landscaping for each parking space shall be provided within the paved boundaries of the parking lot, exclusive of the required perimeter landscape requirements stated above. Landscape areas in parking lots

will be other than turf plantings, shrubs and/or ground cover are to be used on parking areas.

- b. One (1) Large Tree, three inch (3") caliper minimum, must be provided for every ten (10) parking spaces, exclusive of the perimeter trees required in section 39.6.D.2. In addition, the trees required in this Section may not be planted in the required perimeter landscaped areas to receive credit for the perimeter landscape area. Three (3) small trees, minimum six feet (6') in height and three inches in diameter (3"), may be substituted for one (1) required large tree not to exceed twenty-five percent (25%) of the required Large Trees. Additional low shrubs are recommended.
- c. Landscaped islands within the parking lot shall be a minimum of one hundred square feet (100'), not less than ~~eight~~ nine feet (8 9') wide and a length equal to the abutting space.
- d. There shall be at least one (1) Large Tree, three inch (3") caliper minimum, within ~~one hundred fifty~~ feet (40 50') of every parking space. Only trees located in parking areas are to be used for this requirement.
- e. Landscaped islands will ~~generally~~ be located at the terminus of all parking rows, and should contain at least one (1) Large Tree, with no more than twelve (12) parking spaces permitted in a continuous row without being interrupted by a landscaped island. Areas where parking is located between the right-of-way and the buildings trees will be place every seven parking spaces.
- f. Landscape islands in parking areas may be grouped to form one large island subject to City approval. Grouping for large islands is prohibited along street frontage.
- g. All landscaped areas will be protected by a raised six-inch (6") concrete curb or wheel stop where curbs are not provided. Pavement will not be placed closer than ~~three~~ four feet (3 4') from the trunk of a tree unless a City approved root barrier is utilized.
- ~~h. Parking islands with light poles for lighting the parking lots may substitute two (2) small trees for the one (1) Large Tree.~~
- i. Where two rows of head-in parking spaces are located, a ~~six~~ eight foot (6 8') wide landscaped median protected from overhanging vehicles will be installed perpendicular to the parking spaces to form a landscaped median between the two rows.
- j. A solid living screen using evergreen trees shall be placed around all dumpster, compactor, recycling facilities. A living screen is also required around any RV/trailer parking areas.
- k. Solid screens are required where garage doors are visible from a public street.

4. Preservation Credits

- a. Existing trees approved by the City for credit are to remain in a living and growing condition. Any existing tree that dies will be replaced on the same basis as set forth in Section 39.4
- b. Large groups of small or under-story trees are eligible for tree preservation credits with approval from the City. Credits shall be indicated on the Landscape Plan
- c. Credit will be revoked where trees intended for preservation credits are damaged due to construction, broken branches, soil compaction, or soil cut/fill
- d. If existing trees are preserved, the minimum distance between parking spaces and a Large Tree may be expanded, subject to approval by the City
- e. Existing healthy trees from the approved plant list may be used to satisfy the requirements of this Ordinance. Other species may be approved by the City. A maximum of 1/3 of the

required plantings can be credited for existing trees. Existing trees approved by the City will be credited on the following basis

Existing Saved Trees

6-10" caliper
11-20" caliper
20+" caliper

Credit

2 Large Trees
3 Large Trees
4 Large Trees

7A. Public Hearing: Zoning Case Z2000-58

DM Applicant(s): Stewart Armstrong and Binary Inv., Inc.

A request to rezone 152.1± acres 300± feet north of Panther Creek Parkway (C.R. 23) on the east and west sides of future Hillcrest Road **from** Agricultural **to** Planned Development-Patio Home/Single-Family-5. Neighborhood #8 and 9. Tabled 11/1/00 and 11/28/00. Tabled 12/27/00.

Doug Mousel, Planner reviewed staff comments for items 7A and 7B with the Commission. Commissioner Sanders moved to remove this item from the table for a Public Hearing. Commissioner Hulsey seconded the Motion. Motion carried. Vote - unanimous.

Speaking for the request: Justin Wakeland, and Jay Haas answered questions by the commission. There being no one else present to speak for or against the request, Commissioner Hulsey moved to close the meeting for a Public Hearing. Commissioner Ferguson seconded the Motion. Motion carried. Vote - unanimous.

Following review and in discussion, Commissioner Hulsey moved to approve the request subject to staff comments and the addition of modified fence treatment along the creek. Commissioner Ferguson seconded the Motion. Motion carried. Vote - 4-3.

Voting aye: Chairman Minett and Commissioners Hulsey, Ferguson and Sanders.

Voting nay: Commissioners Caplan, Seifert and Hamilton.

REMARKS:

This item was tabled at the December 27, 2000, Planning & Zoning Commission meeting to allow the applicant to lower the density of the request by incorporating Single-Family-3 zoning into the request along the eastern property line as a transition to the adjacent Single-Family-2 zoning. The applicant has modified their concept plan and amended their request to rezone 152.1± acres from Agricultural as follows:

Original Request	Planned Development-Patio Home (98.8± acres) Planned Development-Single-Family-5 (53.4± acres)
Modified Request	Planned Development -Single-Family-5 (83.5± acres) Planned Development -Single-Family-4 (53.4± acres) Planned Development -Single-Family-3 (15.3± acres)

This item must be removed from the table.

The proposed planned development standards are:

Planned Development-Single-Family Residential District-3 (SF-3) / Single-Family Residential District-5 (SF-5)

This tract shall be developed under the regulations of the Single-Family Residential-3 (SF-3) district and Single-Family Residential-5 (SF-5) district as outlined in Ordinance No. 00-11-01 as it currently exists or may be amended, subject to the following additional conditions:

1. All lots within two hundred fifty (250) feet of the east property line of this tract shall be developed to Single-Family-3 standards.
2. Minimum Lot Area for Single-Family Residential-5 (SF-5) lots – Seven thousand (7,000) square feet.
3. Minimum Lot Width for Single-Family Residential-5 (SF-5) lots – Sixty feet (60'). Lot width may be reduced to fifty feet (50') on cul-de-sacs and "eyebrows".
4. Minimum Lot Depth for Single-Family Residential-5 (SF-5) lots – One hundred feet (100').
5. Perimeter Treatment – Alleys may be eliminated along the property perimeter subject to City Engineer approval. If alleys are not provided, then front entry homes will provide three (3) three-inch (3") caliper trees per lot with one of the trees being planted within the parkway. The right-of-way will be increased to sixty feet (60') to accommodate the tree (the roadway width shall remain 31' B-B within this 60' right-of-way) and the sidewalk will be placed inside the property line in a sidewalk easement (if necessary as determined by the City Engineer).

Planned Development-Single-Family Residential District-4 (SF-4)

This tract shall be developed under the regulations of the Single-Family Residential-5 (SF-5) district as outlined in Ordinance No. 00-11-01 as it currently exists or may be amended, subject to the following additional conditions:

1. Minimum Lot Area – Eight thousand five hundred (8,500) square feet.
2. Minimum Lot Width – Seventy (70') feet. Lot width may be reduced to sixty feet (60') on cul-de-sacs and "eyebrows".
3. Minimum Lot Depth – One hundred (100') feet.
4. Perimeter Treatment – Alleys may be eliminated along the property perimeter subject to City Engineer approval. If alleys are not provided, then front entry homes will provide four (4) three-inch (3") caliper trees per lot with one of the trees being planted within the parkway. The right-of-way will be increased to sixty feet (60') to accommodate the tree (the roadway width shall remain 31' B-B within this 60' right-of-way) and the sidewalk will be placed inside the property line in a sidewalk easement (if necessary as determined by the City Engineer).

General Conditions

1. Landscape Buffer – An additional twenty-five (25') feet shall be dedicated as right-of-way for landscape purposes along the Panther Creek Parkway and Hillcrest Road frontage to create a soft screening effect with a dynamic combination of elements with differing material and heights. A meandering four-foot (4') wide sidewalk shall be installed in this 25 foot area and/or in the thoroughfare right-of-way. This area shall be maintained by the Homeowners Association.
2. Fence Treatment – Along rear and side yard lot lines adjacent to the open space areas, a masonry or decorative metal fence shall be required with a minimum of four (4) feet in height.
3. Maximum Density – Density of the property shall not exceed 3.1 dwelling units per acre.
4. Drainage Easement - The thirty-foot (30') drainage easement along the north property line will be maintained by the Homeowners Association. A common material fence with a height of four-feet (4') to eight-feet (8') shall be constructed in a thirty-inch (30") wide concrete mow strip along the common property line between the drainage easement and any lots siding or backing to the drainage easement. In addition to the trees required by Article IV, Section 2.06(C) of the Comprehensive Zoning Ordinance No. 00-11-01, a minimum three-inch (3") caliper tree shall be planted within ten feet (10') of the common property line of all lots adjacent to the drainage easement.

Zoning and land use of the surrounding properties are as follows:

Direction	Land Use	Zoning	Comprehensive Plan
North	Undeveloped	Not Zoned – Outside of City Limits	Single-Family Residential
East	Undeveloped	Neighborhood Services / Single-Family-2	Single-Family Residential
South	Undeveloped	Planned Development-2	Single-Family Residential
West	Undeveloped	Not Zoned – Outside of City Limits	Single-Family Residential

Conformance to the Comprehensive Plan

Future Land Use Plan -- The Future Land Use Plan designates Single-Family Residential for this property. The request complies with the Future Land Use Plan.

Thoroughfare Plan -- The Thoroughfare Plan shows Panther Creek Parkway and Hillcrest Road, six-lane divided thoroughfares, bordering the property. The zoning exhibit shows future right-of-way for Panther Creek Parkway and Hillcrest Road. The Thoroughfare Plan shows a collector street extending north from Panther Creek Parkway between Hillcrest Road and Coit Road. Collector streets are typically located equidistant between major thoroughfares. The collector will be located on a property to the east of this property.

Environmental Considerations -- The City's environmental analyses contained within the Comprehensive Plan identify floodplain, slopes, soils, and sensitive habitats which are unsuitable for development in the vicinity of the property. Unsuitable slopes and soils can generally be overcome with sound engineering practices. Open space is being preserved in accordance with recommendations of the Comprehensive Plan.

Access -- Access to the property will be provided from Panther Creek Parkway and Hillcrest Road. The development of this property will require these thoroughfares to be improved to City standards to provide two points of access to the property. Streets are also stubbed to adjacent properties to provide circulation between this property and future residential developments.

Water and Sanitary Sewer Services -- Water and sanitary sewer services must be extended to the property from their current locations near the intersection of Eldorado Parkway and Preston Road.

Schools - This property is located in the Prosper Independent School District. Two meetings have been scheduled between staff and the superintendent of the Prosper Independent School District. Both meetings were canceled by the superintendent. Staff will schedule a meeting in the near future with the superintendent to discuss the proposed development in this area and its impact on the school district. Development of this property alone will not likely warrant the construction of a school on the property or in the near proximity. A sufficient number of homes must be constructed in the area to justify the construction of a school in the Frisco portion of the Prosper Independent School District.

Parks - A regional park is planned on the south side of Panther Creek Parkway, east of Hillcrest Road. Several neighborhood parks are planned within Hillcrest Park, a residential subdivision on the south side of Panther Creek Parkway. Property will be needed for the development of a neighborhood park on the north side of Panther Creek Parkway in this area.

Planned Development Zoning -- The Comprehensive Plan recommends that the City should be extremely judicious in the consideration and approval of planned developments. Planned Development should generally be used to achieve the following:

- Preserve topography, vegetation and/or open space

Rather than attempting to reclaim flood plain which is not currently suitable for development, the applicant is providing open space to preserve the existing topography and vegetation. In addition, the applicant is proposing to eliminate alleys along the perimeter of the property to save existing tree lines. The tree lines are clouded on the zoning exhibit. A general tree survey showing trees of 20 caliper inches and greater will be provided with the

preliminary plat and the detailed tree survey showing trees of eight caliper inches and greater will be provided with the final plat.

- Carry out specific goals of the Comprehensive Plan or other special studies

The Comprehensive Plan suggests that the City consider preserving open space in a development by allowing higher densities on the developed portions. Open space is being provided while maintaining a density of 3.1 dwelling units per acre.

- Provide flexible development standards when appropriate, not to reduce development standards

Modified development standards are being proposed by the applicant, including provisions to dedicate 25 feet of additional right-of-way adjacent to Panther Creek Parkway and Hillcrest Road for landscaping and screening purposes and to construct decorative metal fences along side and rear yards adjacent to open space.

CONCERNS:

Density

At their September 14, joint work session with the Planning & Zoning Commission, the City Council instituted a policy requiring new residential cases to contain a mix of lower density single-family districts. The applicant initiated discussions with staff regarding the zoning of this property prior to the formulation of this policy. Staff encouraged the applicant to request a density of 3.4 dwelling units per acre or less, based on the City Council's previous policy on density.

The potential density of the zoning with right-of-way for major thoroughfares excluded equates to the following units/acres:

Single-Family-3	14.96± acres	X	2.87 d.u./acre	=	43 units
Single-Family-4	50.05± acres	X	3.38 d.u./acre	=	169 units
Single-Family-5	80.09± acres	X	4.11 d.u./acre	=	329 units
Total	145.1± acres				541 units

The 541 total units on 145.1± acres equates to a potential density of 3.7 units/acre. The applicant is now proposing a maximum density of 3.1 units/acre.

RECOMMENDATION:

Recommended for approval subject to City Council approval of the concept plan for Creeks on Hillcrest and subject to the following planned development standards:

Planned Development-Single-Family Residential District-3 (15.3+/- acres) / Single-Family Residential District-5 (83.5+/- acres)

This tract shall be developed under the regulations of the Single-Family Residential-3 (SF-3) district and Single-Family Residential-5 (SF-5) district as outlined in Ordinance No. 00-11-01 as it currently exists or may be amended, subject to the following additional conditions:

1. All lots within two hundred fifty (250) feet of the east property line of this tract shall be developed to Single-Family-3 standards.
2. Minimum Lot Area for Single-Family Residential-5 (SF-5) lots – Seven thousand (7,000) square feet.
3. Minimum Lot Width for Single-Family Residential-5 (SF-5) lots – Sixty feet (60'). Lot width may be reduced to fifty feet (50') on cul-de-sacs and "eyebrows".
4. Minimum Lot Depth for Single-Family Residential-5 (SF-5) lots – One hundred feet (100').
5. Perimeter Treatment – Alleys may be eliminated along the property perimeter subject to City Engineer approval. If alleys are not provided, then homes along the street will provide three (3) three-inch (3")

6. caliper trees per lot with one of the trees being planted within the parkway. The right-of-way will be increased to sixty feet (60') to accommodate the trees (the roadway width shall remain 31' B-B within this 60' right-of-way) and the sidewalk will be placed inside the property line in a sidewalk easement (if necessary as determined by the City Engineer).

Planned Development-Single-Family Residential District-4 (53.4+/- acres)

This tract shall be developed under the regulations of the Single-Family Residential-5 (SF-5) district as outlined in Ordinance No. 00-11-01 as it currently exists or may be amended, subject to the following additional conditions:

1. Minimum Lot Area – Eight thousand five hundred (8,500) square feet.
2. Minimum Lot Width – Seventy (70') feet. Lot width may be reduced to sixty feet (60') on cul-de-sacs and "eyebrows".
3. Minimum Lot Depth – One hundred (100') feet.
4. Perimeter Treatment – Alleys may be eliminated along the property perimeter subject to City Engineer approval. If alleys are not provided, then homes along the street will provide four (4) three-inch (3") caliper trees per lot with one of the trees being planted within the parkway. The right-of-way will be increased to sixty feet (60') to accommodate the trees (the roadway width shall remain 31' B-B within this 60' right-of-way) and the sidewalk will be placed inside the property line in a sidewalk easement (if necessary as determined by the City Engineer).

General Conditions

1. Landscape Buffer – An additional twenty-five (25') feet shall be dedicated as right-of-way for landscape purposes along the Panther Creek Parkway and Hillcrest Road frontage to create a soft screening effect with a dynamic combination of elements with differing material and heights. A meandering four-foot (4') wide sidewalk shall be installed in this 25 foot area and/or in the thoroughfare right-of-way. This area shall be maintained by the Homeowners Association.
2. Fence Treatment – Along rear and side yard lot lines adjacent to the open space areas, a masonry or decorative metal fence shall be required with a minimum of four (4) feet in height.
3. Maximum Density – Density of the property shall not exceed 3.1 dwelling units per acre.
4. Drainage Easement - The thirty-foot (30') drainage easement along the north property line will be maintained by the Homeowners Association. A common material fence with a height of four-feet (4') to eight-feet (8') shall be constructed in a thirty-inch (30") wide concrete mow strip along the common property line between the drainage easement and any lots siding or backing to the drainage easement. In addition to the trees required by Article IV, Section 2.06(C) of the Comprehensive Zoning Ordinance No. 00-11-01, a minimum three-inch (3") caliper tree shall be planted within ten feet (10') of the common property line of all lots adjacent to the drainage easement.
5. Homeowners Association - In accordance with the Subdivision Ordinance, a Homeowners' Association (HOA) shall be established to maintain open space, recreational areas, and other commonly owned facilities. Prior to approval of a final plat, a document establishing the HOA shall be submitted to the City for review and approval by the City Attorney for conformance with this and other applicable ordinances. The Developer will be financially responsible for the City Attorney review process.

7B. Concept Plan: Creeks on Hillcrest

DM Applicant(s): Stewart Armstrong and Binary Inv., Inc.

353 Patio Home lots, 134 Single-Family-5 lots, and three open space lots on 152.1± acres 300± feet north of Panther Creek Parkway (C.R. 23) on the east and west sides of future Hillcrest Road. Zoned Agricultural. Requested zoning is Planned Development-Patio Home/Single-Family-5. Neighborhoods #8 and 9. Tabled 11/28/00 and 12/27/00.

Commissioner Hulsey moved to remove this item from the table. Commissioner Hamilton seconded the Motion. Motion carried. Vote - unanimous.

Following review and discussion, Commissioner Hulsey moved to approve the request subject to staff comments and the addition of modified fence treatment along the creek. Commissioner Ferguson seconded the Motion. Motion carried. Vote - 4-3.

Voting aye: Chairman Minett and Commissioners Hulsey, Ferguson and Sanders.

Voting nay: Commissioners Caplan, Seifert and Hamilton.

REMARKS:

This item was tabled at the December 27, 2000, Planning & Zoning Commission meeting to allow the applicant to lower the density of the associated zoning request (Z2000-58). This item must be removed from the table.

The concept plan shows 46 Single-Family-3, 111 Single-Family-4 lots, 269 Single-Family-5 lots, and three open space lots to be developed to the planned development standards requested with Zoning Case Z2000-58. Approval of the concept plan is subject to City Council approval of Zoning Case Z2000-58.

Access

Access to the property will be provided from Panther Creek Parkway and Hillcrest Road. The development of this property will require these thoroughfares to be improved to City standards to provide two points of access to the property. Streets are also stubbed to adjacent properties to provide circulation between this property and future residential developments.

Screening and Landscaping

Lots backing and siding to Panther Creek Parkway and Hillcrest Road will be screened by berms and landscaping in 25 feet of additional right-of-way dedicated for screening and landscaping purposes.

Alley Waiver

The Subdivision Ordinance requires alleys to be provided along the rear of all lots, unless the City Council waives the requirement for alleys by determining that utilities and access are adequately provided to the lots. Alleys are not provided to serve all of the lots. It is premature to waive the requirement for alleys, because grading and drainage plans will not be reviewed by the City until the final plat is submitted. Should adequate provision be made for utilities and access to the lots and the lots be designed without lot-to-lot drainage, staff will recommend that the requirement for alleys be waived.

RECOMMENDATION:

Staff recommends approval subject to:

1. City Council approval of Zoning Case Z2000-58.
2. Improvement of Panther Creek Parkway, Hillcrest Road, and/or other area thoroughfares to City standards to provide two points of access to the property.

3. City Council and City Engineer approval of a waiver to the requirement for alleys subject to lots being designed without lot-to-lot drainage.

8A. Public Hearing: Zoning Case Z2000-59

DM Applicant(s): Stewart Armstrong and Binary Inv., Inc.

A request to rezone 60.0± acres on the north side of Panther Creek Parkway (C.R. 23), 1,350± feet west of future Hillcrest Road **from** Agricultural **to** Planned Development-Patio Home/Single-Family-5. Neighborhood #9. Tabled 11/1/00, 11/28/00 and 12/27/00.

Doug Mousel, Planner reviewed staff comments for items 8A and 8B with the Commission. Commissioner Hulsey moved to remove this item from the table for a Public Hearing. Commissioner Ferguson seconded the Motion. Motion carried. Vote - unanimous.

Speaking for the request: Justin Wakeland. Requesting flood information from the commission, Laurel Dowd. There being no one else present to speak for or against the request, Commissioner Hulsey moved to close the meeting for a Public Hearing. Commissioner Ferguson seconded the Motion. Motion carried. Vote - unanimous.

Following review and discussion, Commissioner Hulsey moved to approve the request subject to:

- staff comments,
- the addition of modified fence treatment along the creek,
- a flood study being conducted for City approval prior to development, and
- right of ways for property owners to be maintained by the developer
- maximum density of 2.94 units per acre.

Commissioner Sanders seconded the Motion. Motion carried. Vote - 4-2.

Voting aye: Chairman Minett and Commissioners Hulsey, Ferguson, Hamilton and Sanders.

Voting nay: Commissioners Caplan and Seifert.

REMARKS:

This item was tabled at the December 27, 2000, Planning & Zoning Commission meeting to allow the applicant to lower the density of an associated zoning case, Z2000-58 (The Creeks on Hillcrest). This item must be removed from the table.

The applicant is requesting to rezone 60.0± acres from Agricultural as follows:

Original Request	PD-Patio Home (51.0± acres) / Single-Family-5 (9.0± acres)
Modified Request	PD-Single-Family-5 (51.0± acres)/Single-Family-4 (9.0± acres)

In modifying the request, the applicant has reduced the permitted density from 3.4 units/acre to 3.0 units/acre.

The proposed planned development standards are:

Planned Development-Single-Family Residential District-5 (SF-5)

This tract may be developed under the regulations of the Single-Family Residential-5 (SF-5) district as outlined in Ordinance No. 00-11-01 as it currently exists or may be amended, subject to the following additional conditions:

1. Minimum Lot Area – Seven thousand (7,000) square feet.
2. Minimum Lot Width – Sixty feet (60'). Lot width may be reduced to fifty feet (50') on cul-de-sacs and “eyebrows”.
3. Minimum Lot Depth – One hundred feet (100').
4. Perimeter Treatment – Alleys may be eliminated along the property perimeter subject to City Engineer approval. If alleys are not provided, then front entry homes will provide three (3) three-inch (3”) caliper trees per lot with one of the trees being planted within the parkway. The right-of-way will be increased to sixty feet (60') to accommodate the tree (the roadway width shall remain 31' B-B within this 60' right-of-way) and the sidewalk will be placed inside the property line in a sidewalk easement (if necessary as determined by the City Engineer).

Planned Development-Single-Family Residential District-4 (SF-4)

This tract may be developed under the regulations of the Single-Family Residential-5 (SF-5) district as outlined in Ordinance No. 00-11-01 as it currently exists or may be amended, subject to the following additional conditions:

1. Minimum Lot Area – Eight thousand five hundred (8,500) square feet.
2. Minimum Lot Width – Seventy (70') feet. Lot width may be reduced to sixty feet (60') on cul-de-sacs and “eyebrows”.
3. Minimum Lot Depth – One hundred (100') feet.
4. Perimeter Treatment – Alleys may be eliminated along the property perimeter subject to City Engineer approval. If alleys are not provided, then front entry homes will provide four (4) three-inch (3”) caliper trees per lot with one of the trees being planted within the parkway. The right-of-way will be increased to sixty feet (60') to accommodate the tree (the roadway width shall remain 31' B-B within this 60' right-of-way) and the sidewalk will be placed inside the property line in a sidewalk easement (if necessary as determined by the City Engineer).

General Conditions

1. Landscape Buffer – An additional twenty-five (25') feet shall be dedicated as right-of-way for landscape purposes along the Panther Creek Parkway frontage to create a soft screening effect with a dynamic combination of elements with differing material and heights. A meandering four-foot (4') wide sidewalk shall be installed in this 25 foot area and/or in the thoroughfare right-of-way. This area shall be maintained by the Homeowners Association.
2. Fence Treatment – Along rear and side yard lot lines adjacent to the open space areas, a masonry or decorative metal fence shall be required with a minimum of four (4) feet in height.
3. Maximum Density – Density of the property shall not exceed 3.0 dwelling units per acre.

Zoning and land use of the surrounding properties are as follows:

Direction	Land Use	Zoning	Comprehensive Plan
North	Undeveloped	Not Zoned – Outside of City Limits	Single-Family Residential
East	Undeveloped	Not Zoned – Outside of City Limits	Single-Family Residential
South	Undeveloped	Planned Development-2	Single-Family Residential
West	Undeveloped	Single-Family-4	Single-Family Residential

Conformance to the Comprehensive Plan

Future Land Use Plan -- The Future Land Use Plan designates Single-Family Residential for this property. The request complies with the Future Land Use Plan.

Thoroughfare Plan -- The Thoroughfare Plan shows Panther Creek Parkway, a six-lane divided thoroughfare, bordering the property. The zoning exhibit shows future right-of-way for Panther Creek Parkway. The Thoroughfare Plan shows a collector street extending north from Panther Creek Parkway between Preston Road and Hillcrest Road. Collector streets are typically located equidistant between major thoroughfares. The presence of flood plain along Panther Creek Parkway between Preston Road and Hillcrest Road will cause the collector street to be located closer to Preston Road than Hillcrest Road. Rather than providing an offset in a collector street on the north and south sides of Panther Creek Parkway, a collector will be located on a property to the west of this property. Offsets in collector streets at the intersection of a major thoroughfare are not desired. Signal lights will generally be installed at the intersections of collector streets and major thoroughfares. An offset would require two signal lights rather than one, doubling the cost of traffic signalization.

Environmental Considerations -- The City's environmental analyses contained within the Comprehensive Plan identify floodplain, slopes, soils, and sensitive habitats which are unsuitable for development in the vicinity of the property. Unsuitable slopes and soils can generally be overcome with sound engineering practices. Open space is being preserved in accordance with recommendations of the Comprehensive Plan.

Access -- Two points of access will be provided to the property from Panther Creek Parkway. The development of this property will require that area thoroughfares be improved to City standards to provide two points of access to the property. Streets are also stubbed to adjacent properties to provide circulation between this property and future residential developments.

Water and Sanitary Sewer Services -- Water and sanitary sewer services must be extended to the property from their current locations near the intersection of Eldorado Parkway and Preston Road.

Schools - This property is located in the Prosper Independent School District. Two meetings have been scheduled between staff and the superintendent of the Prosper Independent School District. Both meetings were canceled by the superintendent. Staff will schedule a meeting in the near future with the superintendent to discuss the proposed development in this area and its impact on the school district. Development of this property alone will not likely warrant the construction of a school on the property or in the near proximity. A sufficient number of homes must be constructed in the area to justify the construction of a school in the Frisco portion of the Prosper Independent School District.

Parks - A regional park is planned on the south side of Panther Creek Parkway, east of Hillcrest Road. Several neighborhood parks are planned within Hillcrest Park, a residential subdivision on the south side of Panther Creek Parkway. Property will be needed for the development of a neighborhood park on the north side of Panther Creek Parkway in this area.

Planned Development Zoning -- The Comprehensive Plan recommends that the City should be extremely judicious in the consideration and approval of planned developments. Planned Development should generally be used to achieve the following:

- Preserve topography, vegetation and/or open space

Rather than attempting to reclaim flood plain which is not currently suitable for development, the applicant is providing open space to preserve the existing topography and vegetation. In addition, the applicant is proposing to eliminate alleys along the perimeter of the property to save existing tree lines. The tree lines are clouded on the zoning exhibit. A general tree survey showing trees of 20 caliper inches and greater will be provided with the preliminary plat and the detailed tree survey showing trees of 8 caliper inches and greater will be provided with the final plat.

- Carry out specific goals of the Comprehensive Plan or other special studies

The Comprehensive Plan suggests that the City consider preserving open space in a development by allowing higher densities on the developed portions. Open space is being provided while maintaining a density of 3.0 dwelling units per acre.

- Provide flexible development standards when appropriate, not to reduce development standards

Modified development standards are being proposed by the applicant, including provisions to dedicate 25 feet of additional right-of-way adjacent to Panther Creek Parkway for landscaping and screening purposes and to construct decorative metal fences along side and rear yards adjacent to open space.

CONCERNS:

Density

At their September 14, joint work session with the Planning & Zoning Commission, the City Council instituted a policy requiring new residential cases to contain a mix of lower density single-family districts. The applicant initiated discussions with staff regarding the zoning of this property prior to the formulation of this policy. Staff encouraged the applicant to request a density of 3.4 dwelling units per acre or less, based on the City Council's previous policy on density.

The potential density of the zoning with right-of-way for major thoroughfares excluded equates to the following units/acres:

Single-Family-4	8.8± acres	X	3.38 d.u./acre	=	30 units
Single-Family-5	49.0± acres	X	4.11 d.u./acre	=	201 units
Total	57.8± acres				231 units

The 231 total units on 57.8± acres equates to a potential density of 4.0 units/acre. The applicant is now proposing a maximum density of 3.0 units/acre.

RECOMMENDATION:

Recommended for approval subject to City Council approval of the concept plan for The Woods on Panther Creek and subject to the following planned development standards:

Planned Development-Single-Family Residential District-5 (SF-5)

This tract may be developed under the regulations of the Single-Family Residential-5 (SF-5) district as outlined in Ordinance No. 00-11-01 as it currently exists or may be amended, subject to the following additional conditions:

1. Minimum Lot Area – Seven thousand (7,000) square feet.
2. Minimum Lot Width – Sixty feet (60'). Lot width may be reduced to fifty feet (50') on cul-de-sacs and "eyebrows".
3. Minimum Lot Depth – One hundred feet (100').
4. Perimeter Treatment – Alleys may be eliminated along the property perimeter subject to City Engineer approval. If alleys are not provided, then homes located along the street will provide three (3) three-inch (3") caliper trees per lot with one of the trees being planted within the parkway. The right-of-way will be increased to sixty feet (60') to accommodate the tree (the roadway width shall remain 31' B-B within this 60' right-of-way) and the sidewalk will be placed inside the property line in a sidewalk easement (if necessary as determined by the City Engineer).

Planned Development-Single-Family Residential District-4 (SF-4)

This tract may be developed under the regulations of the Single-Family Residential-5 (SF-5) district as outlined in Ordinance No. 00-11-01 as it currently exists or may be amended, subject to the following additional conditions:

1. Minimum Lot Area – Eight thousand five hundred (8,500) square feet.
2. Minimum Lot Width – Seventy (70') feet. Lot width may be reduced to sixty feet (60') on cul-de-sacs and "eyebrows".
3. Minimum Lot Depth – One hundred (100') feet.

4. Perimeter Treatment – Alleys may be eliminated along the property perimeter subject to City Engineer approval. If alleys are not provided, then homes located along the street will provide four (4) three-inch (3") caliper trees per lot with one of the trees being planted within the parkway. The right-of-way will be increased to sixty feet (60') to accommodate the trees (the roadway width shall remain 31' B-B within this 60' right-of-way) and the sidewalk will be placed inside the property line in a sidewalk easement (if necessary as determined by the City Engineer).

General Conditions

1. Landscape Buffer – An additional twenty-five (25') feet shall be dedicated as right-of-way for landscape purposes along the Panther Creek Parkway frontage to create a soft screening effect with a dynamic combination of elements with differing material and heights. A meandering four-foot (4') wide sidewalk shall be installed in this 25 foot area and/or in the thoroughfare right-of-way. This area shall be maintained by the Homeowners Association.
2. Fence Treatment – Along rear and side yard lot lines adjacent to the open space areas, a masonry or decorative metal fence shall be required with a minimum of four (4) feet in height.
3. Maximum Density – Density of the property shall not exceed 3.0 dwelling units per acre.
4. Homeowners Association - In accordance with the Subdivision Ordinance, a Homeowners' Association (HOA) shall be established to maintain open space, recreational areas, and other commonly owned facilities. Prior to approval of a final plat, a document establishing the HOA shall be submitted to the City for review and approval by the City Attorney for conformance with this and other applicable ordinances. The Developer will be financially responsible for the City Attorney review process.

8B. Concept Plan: The Woods on Panther Creek

DM Applicant(s): Stewart Armstrong and Binary Inv., Inc.

199 Patio Home lots, 36 Single-Family-5 lots, and three open space lots on 60.0± acres on the north side of Panther Creek Parkway (C.R. 23), 1,350± feet west of future Hillcrest Road. Zoned Agricultural. Requested zoning is Planned Development-Patio Home/Single-Family-5. Neighborhood #9. Tabled 11/28/00 and 12/27/00.

Commissioner Hulsey moved to remove this item from the table. Commissioner Hamilton seconded the Motion. Motion carried. Vote - unanimous.

Following review and discussion, Commissioner Hulsey moved to approve the request subject to Following review and discussion, Commissioner Hulsey moved to approve the request subject to:

- staff comments,
- the addition of modified fence treatment along the creek,
- a flood study being conducted for City approval prior to development, and
- right of ways for property owners to be maintained by the developer. Commissioner Ferguson seconded the Motion. Motion carried. Vote - 4-2.

Voting aye: Commissioners Hulsey, Ferguson, Hamilton and Sanders.

Voting nay: Commissioners Caplan and Seifert.

REMARKS:

This item was tabled at the December 27, 2000, Planning & Zoning Commission meeting to allow the applicant to lower the density of an associated zoning case, Z2000-58 (The Creeks on Hillcrest). This item must be removed from the table.

The concept plan shows 146 Single-Family-5 lots, 24 Single-Family-4 lots, and three open space lots to be developed to the planned development standards requested with Zoning Case Z2000-59. Approval of the concept plan is subject to City Council approval of Zoning Case Z2000-59.

Access

Two points of access will be provided to the property from Panther Creek Parkway. The development of this property will require that area thoroughfares be improved to City standards to provide two points of access to the property. Streets are also stubbed to adjacent properties to provide circulation between this property and future residential developments.

Screening and Landscaping

Lots backing and siding to Panther Creek Parkway will be screened by berms and landscaping in 25 feet of additional right-of-way dedicated for screening and landscaping purposes.

Alley Waiver

The Subdivision Ordinance requires alleys to be provided along the rear of all lots, unless the City Council waives the requirement for alleys by determining that utilities and access are adequately provided to the lots. Alleys are not provided to serve all of the lots. It is premature to waive the requirement for alleys, because grading and drainage plans will not be reviewed by the City until the final plat is submitted. Should adequate provision be made for utilities and access to the lots and the lots be designed without lot-to-lot drainage, staff will recommend that the requirement for alleys be waived.

Temporary Overlength Street

The subdivision ordinance states that streets shall not exceed 1,200 feet in length. The easternmost street extending from Panther Creek Parkway exceeds the maximum street length by 600 feet. The City Council, after recommendation by the Planning and Zoning Commission, may authorize a variance to the subdivision ordinance provided that the Council finds:

1. That there are special circumstances or conditions affecting the land involved or other constraints such that the strict application of the provisions of the subdivision ordinance would deprive the applicant of the reasonable use of his or her land.

The flood plain presents a difficulty in development of the property. Construction of streets to span the flood plain could partially destroy existing vegetation and topography. The applicant is minimizing flood plain reclamation and preserving the floodplain as open space. The overlength street is temporary. As the property to the east develops and connects to the street stubbed to the property, the overlength street will be eliminated.

2. That the variance or waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant, and that the granting of the variance or waiver will not be detrimental to the public health, safety or welfare or injurious to other property in the area.

Due to the presence of the flood plain, several portions of the overlength street are single-loaded. A total of 39 lots are served by this street, but two points of access are provided to the lots. Due to the temporary nature of the overlength street, staff does not feel that the variance would be detrimental to the public health, safety or welfare or injurious to other property in the area.

3. That the granting of the variance or waiver will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of the subdivision ordinance.

A street is stubbed to the property to the east. In no way does the overlength street prevent the orderly subdivision of adjacent property.

Due to the design constraints presented by the flood plain and the temporary nature of the overlength street, staff supports the variance for a temporary overlength street.

RECOMMENDATION:

Staff recommends approval subject to:

1. City Council approval of Zoning Case Z2000-59.
2. Improvement of Panther Creek Parkway and/or other area thoroughfares to City standards to provide two points of access to the property.
3. City Council and City Engineer approval of a waiver to the requirement for alleys.

9A. Public Hearing: Zoning Case Z2000-71

DM Applicant(s): Eldorado Tollway, Ltd.

A request to rezone 236.5± acres on the southeast and southwest corners of future Panther Creek Parkway and the future Dallas North Tollway **from** Agricultural **to** Planned Development-Single-Family-5/Single-Family-4 (60.4± acres), Planned Development-Single-Family-4/Single-Family-3 (83.1± acres), Planned Development-Retail (37.5± acres), and Planned Development-Retail/Office-2 (55.2± acres). Neighborhood #47. Tabled 12/27/00.

Doug Mousel, Planner reviewed staff comments with the Commission and made corrections to pages 7, 9 and 14. Commissioner Hulsey moved to remove this item from the table for a Public Hearing. Commissioner Seifert seconded the Motion. Motion carried. Vote - unanimous.

Dave Dennison was present and spoke in favor of the request. Frank Jaromin, City Engineer and Jeff Miles answered question by the commission. There being no one else present to speak for or against the request, Commissioner Ferguson moved to close the meeting for a Public Hearing. Commissioner Hulsey seconded the Motion. Motion carried. Vote - unanimous.

Following review and discussion, Commissioner Hulsey moved to approve the request subject to modifications without requested modifications to SF-3 setback requirements. Commissioner Hamilton seconded the Motion. Motion carried. Vote - 5-1

Voting aye: Commissioners Hulsey, Seifert, Hamilton, Caplan and Sanders.

Voting nay: Commissioner Ferguson.

REMARKS:

This item was tabled at the December 27, 2000, Planning & Zoning Commission meeting to allow the applicant additional time to prepare zoning exhibits for this request and adequately address staff review comments. This item must be removed from the table.

This is a request to rezone 236.5± acres from Agricultural to Planned Development-Single-Family-5/Single-Family-4, Planned Development-Single-Family-4/Single-Family-3, Planned Development-Retail, and Planned Development-Office-2. Zoning and land use of the surrounding properties are as follows:

Direction	Land Use	Zoning	Comprehensive Plan
North	Agricultural	Agricultural	Office, Retail, and Single-Family Residential
East	Agricultural	Agricultural	Single-Family Residential
South	Agricultural	Agricultural	Office and Single-Family Residential
West	Agricultural	Agricultural	Single-Family Residential

Conformance to the Comprehensive Plan

Future Land Use Plan –

The Future Land Use Plan designates Office uses for the portion of the property within the Dallas North Tollway corridor. Where the Land Use Plan designates Office uses in the Tollway corridor, the Comprehensive Plan recommends Office-2, Corporate Office, Information & Technology, or Commercial-1 (excluding automotive uses and mini-warehouses) zoning. Retail zoning is permissible at major intersections within the Tollway corridor. A Retail Market Study is not required for zoning requests on a regional thoroughfare, such as the Dallas North Tollway. Single-Family Residential uses are shown for the remainder of the property with the exception that Multi-Family is designated at the southeast corner of Legacy Drive and Panther Creek Parkway. The Comprehensive Plan recommends that Single-Family zoning be no closer than 300 feet to the Dallas North Tollway. The requested Single-Family zoning is 500 feet from the Dallas North Tollway. The requested zoning complies with the Future Land Use Plan.

Thoroughfare Plan -- The Thoroughfare Plan shows Panther Creek Parkway and Legacy Drive, both future six-lane divided thoroughfares, and the Dallas North Tollway, bordering the request. Right-of-way has been dedicated for the Dallas North Tollway. The zoning exhibit shows future right-of-way for Panther Creek Parkway and Legacy Drive in locations consistent with the Future Land Use Plan. The alignment of Legacy Drive matches the alignment of existing Bassinger Drive.

The zoning exhibit also shows Frisco Street, another future six-lane divided thoroughfare, approximately 400 feet east of the property. The location of Frisco Street is consistent with the Thoroughfare Plan.

The Thoroughfare Plan shows a collector street between Panther Creek Parkway and Eldorado Parkway. The zoning exhibits show a collector street located equidistant between these thoroughfares. The collector street has been aligned to follow existing high-voltage overhead electric lines. The width of the right-of-way for the collector street will be increased to 150 feet to create a median divided street to accommodate the overhead electric lines. The collector street will also align with the east-west portion of County Road 710.

As in all cases, the thoroughfare alignments shown on the zoning exhibits should not be interpreted as the final alignment of a thoroughfare. The final alignment of a thoroughfare is established upon City Council approval of a final plat which dedicates right-of-way for the thoroughfare.

Environmental Considerations -- The City's environmental analyses contained within the Comprehensive Plan do not identify floodplain or wetlands, slopes, soils, or sensitive habitats on the property, which are unsuitable for development.

Access -- Access to the property will be provided from Panther Creek Parkway, Legacy Drive, Frisco Street, the Dallas North Tollway, and a proposed collector street.

Water and Sanitary Sewer Services -- Water and sanitary sewer services must be extended to the property. Services are being constructed with the development of a residential subdivision, Griffin Parc – Phase 1, near the southwest corner of Legacy Drive and Eldorado Parkway. Services are also being constructed as part of Frisco Industrial Park located near the southeast corner of Frisco Street and Eldorado Parkway.

Schools – Elementary schools are generally centrally located within single-family residential neighborhoods. Middle schools are generally situated within or on the perimeter of single-family residential neighborhoods. The Frisco Independent School District has purchased property on the south side of Eldorado Parkway, west of Legacy Drive for

the development of an elementary and middle school. Staff has contacted the school district to initiate discussions on the location of future schools in the area. It is anticipated that property will be needed in the proximity of this property for the development of an elementary school. High schools may be located in non-residential areas, but the school district has not currently identified a need for a high school in the immediate vicinity of this property.

Parks – Neighborhood parks are also generally centrally located within single-family residential neighborhoods. Although the narrow width of the property combined with the proximity of the property to the Dallas North Tollway, major thoroughfares, and future non-residential development do not make the property highly desirable for a neighborhood park, the possibility of a neighborhood park should not be ruled out. The Parks Master Plan does include the property in a service area for a future neighborhood park. A regional park, Warren Sports Complex, is located 4,000± feet east of Frisco Street on the south side of Eldorado Parkway. Although the Parks Master Plan does not delineate a hike and bike trail for this property, the applicant has indicated a willingness to dedicate hike and bike trail easement, likely along Legacy Drive, if requested by the City upon development of the property.

Planned Development Zoning -- The Comprehensive Plan recommends that the City should be extremely judicious in the consideration and approval planned developments. Planned Development should generally be used to achieve the following:

- Preserve topography, vegetation and/or open space;
- Carry out specific goals of the Comprehensive Plan or other special studies; or
- Provide flexible development standards when appropriate, not to reduce development standards.

Retail and Office-2 Planned Development Zoning

The justification for use of a planned development for this property is to create development standards consistent with those envisioned for a Tollway Overlay District. Components of the planned development that are consistent with development standards that staff envisions for a Tollway Overlay District include:

Permitted Land Uses

As stated previously, the Comprehensive Plan recommends that automotive uses and mini- warehouses be excluded from the Tollway corridor. The applicant is requesting planned development zoning using the Retail and Office-2 districts as the base zoning districts. Neither of these districts allow mini-warehouses or many of the automotive uses permitted in the Commercial-1 district. Although the applicant expressed an interest in allowing new car and motorcycle sales, these uses have been excluded from the requested zoning.

Open Space

The applicant is proposing that seven percent of each lot be reserved as common open space. Open space shall be areas used for walks, plazas, courtyards, water features, landscaped areas, and other similar areas not specifically used for vehicular access and parking. Open space is required as part of Planned Development-25 (Stonebriar Mall and The Centre at Preston Ridge) and Planned Development-59 (Hall Office Park), two large planned developments located along the Dallas North Tollway. Based on the existing requirements of these previously approved planned developments, staff envisions that open space will be required as part of a Tollway Overlay District.

Architectural Standards

The applicant is proposing several architectural elements to reduce the massive scale and impersonal appearance of large retail buildings. The elements pertain to brick color, projections and recesses in building facades, and use of cornices, windows, pitched roofs, and other architectural features. The elements are comparable to those architectural provisions included in the Preston Road Overlay District.

Building Materials

The exteriors of buildings within the Retail and Office-2 districts must be constructed of 100% masonry. Masonry is defined by the Zoning Ordinance as brick, stone, granite, marble, concrete masonry units (CMU), stucco, Exterior Insulation and Finish System (EIFS), and concrete panels. Staff envisions that building materials such as concrete masonry units (CMU) and concrete panels may be restricted in a future Tollway Overlay District, while brick, stone, and glass may be materials of preference along the Dallas North Tollway. The applicant is proposing that primary materials consist of brick or stone and that these materials comprise a minimum of sixty percent (60%) in the Retail district. Brick, stone, stucco, EIFS, tile, or any combination thereof, are proposed as the remaining portions of the

building facade. These materials are consistent with building materials that will likely be included in the Tollway Overlay District. Building materials in the Office-2 district will comply with the future Overlay District.

Building Height

Building height is unlimited in the Office-2 district with the exception that building setbacks are increased for buildings exceeding two stories. The applicant is requesting a maximum building height within the Retail district of four stories or 80 feet except that the building height shall not exceed two stories on any portion of a site within two hundred feet of property zoned or developed as single-family or two-family. Staff feels that the requested building height is appropriate for the Tollway corridor while being sensitive to future adjacent residential uses.

Landscaping

The applicant is proposing landscape requirements that equal or exceed current landscape requirements. Staff envisions that more specific and unique landscape requirements will be identified with the creation of a Tollway Overlay District.

Connections between Non-residential and Residential Uses

In accordance with the Comprehensive Plan, the planned development requires vehicular and pedestrian connections between residential neighborhoods and the adjacent office and retail uses. The vehicular connections will eliminate the need to drive on to a major thoroughfare when traveling between residential subdivision and the future retail and office development.

Single-Family-3, Single-Family-4, and Single-Family-5 Planned Development Zoning

The planned development also limits density of the requested Single-Family zoning. At their September 14, 2000 joint work session with the Planning & Zoning Commission, the City Council instituted a policy requiring new residential cases to contain a mix of lower density single-family districts. The applicant initiated discussions with staff regarding the zoning of this property prior to the formulation of this policy. Staff encouraged the applicant to request a density of 3.4 dwelling units per acre or less, based on the City Council's previous policy on density. The applicant is proposing a mix of Single-Family-3, Single-Family-4, and Single-Family-5 zoning.

The potential density of the zoning with right-of-way for major thoroughfares excluded equates to the following units/acres:

Tract 1

Single-Family-3	37.66± acres	X	2.87 d.u./acre	=	108 units
Single-Family-4	37.66± acres	X	3.38 d.u./acre	=	127 units
Total	75.3± acres				235 units

The 235 total units on 75.3± acres equates to a potential density of 3.12 units/acre. The concept plan shows 195 units equating to 2.59 units/acre.

Tract 4

Single-Family-4	28.95± acres	X	3.38 d.u./acre	=	98 units
Single-Family-5	28.95± acres	X	4.11 d.u./acre	=	119 units
Total	57.9± acres				217 units

The 217 total units on 57.9± acres equates to a potential density of 3.74 units/acre. The concept plan shows 195 units equating to 3.37 units/acre.

The average potential density of these tracts is 3.43 units/acre. The applicant is proposing that no less than 50% of the total number of lots of each tract be developed to the lower density zoning of the tract. The average density based on the number of lots shown on the concept plan is 2.92 units/acre.

CONCERNS:

Although the applicant is proposing to increase the minimum lot width for lots developed to Single-Family-3, Single-Family-4, and Single-Family-5 standards, the applicant is requesting to reduce the minimum front, side, and rear yards of the Single-Family-3 lots as follows:

	Required	Requested
Front Yard	30 feet	25 feet
Side Yard	10 feet (15 feet for a corner lot)	7 feet (15 feet for a corner lot)
Rear Yard	25 feet	20 feet

The sole reason for the reduction is to allow the construction of larger homes on these lots. Staff does not generally support the reduction of minimum development standards. Staff has contacted the Fire Department for their opinion regarding the requested reduction of setbacks and will detail their opinion at the Planning & Zoning Commission meeting.

SUMMARY:

Staff has been meeting with the applicant to develop this planned development since the Fall of 1999. This zoning request is part of an overall development to include residential, office, and retail uses on the north side of Eldorado Parkway. In September of 2000, the City Council zoned the southeast corner of the Dallas North Tollway and Eldorado Parkway as Planned Development-Retail (Z2000-43). Remaining portions of the request will be submitted this Spring.

The request complies with the Future Land Use Plan, the Thoroughfare Plan, and other portions of the Comprehensive Plan. Staff feels that the proposed planned development standards are representative of those standards which will be included in a Tollway Overlay District. Staff recommends approval of the request.

RECOMMENDATION:

Recommended for approval subject to City Council approval of the concept plan for Cobb Family Farm and subject to the following planned development standards:

Tract 1 – Planned Development-Single-Family-3/Single-Family-4 (83.1 +/- acres)

This tract shall be developed under the regulations of the Single-Family Residential District-3 and Single-Family Residential District-4 as outlined in Ordinance No. 00-11-01 as is currently exists or may be amended, subject to the following conditions:

1. Not less than fifty (50) percent of the tract, based on number of lots, shall be developed to Single-Family-3 standards or larger.
2. Minimum lot widths shall be:
 - a. Eighty-four (84) feet for lots developed to Single-Family-3 standards.
 - b. Seventy-four (74) feet for lots developed to Single-Family-4 standards.
3. Setbacks for Single-Family-3 lots are:
 - a. Minimum front yard is twenty-five (25) feet.
 - b. Minimum rear yard is twenty (20) feet.
 - c. Minimum side yard is seven (7) feet; fifteen (15) feet for corner lots adjacent to side streets.
4. With the development of Tract 1, a street shall be stubbed to Tracts 2 and 3. In addition, three-inch caliper trees shall be planted an average of thirty (30) feet on center in the thirty (30) foot perimeter landscape buffer along the west side of Tract 2 and in the twenty (20) foot perimeter landscape buffer along the south and east sides of Tract 3.

Tract 2 – Planned Development-Office-2 (55.2 +/- acres)

The tract shall be developed under the regulations for the Office-2 District as outlined in Ordinance No. 00-11-01 as it currently exists or may be amended, subject to the following conditions:

1. Permitted Uses:

All uses permitted in the Office-2 District as outlined in Ordinance No. 00-11-01,
with the following additional uses:

- a. Check Cashing Service and Loan Agency;
- b. Minor Medical Emergency Clinic;
- c. Barber Shop or Beauty Salon;
- d. Building Materials and Hardware, Inside;
- e. Bookstore;
- f. Computer Sale;
- g. Convenience Store with Gas Pump;
- h. Dance Studio or Gymnastics;
- i. Department Store, Retail;
- j. Donut Shop;
- k. Florist;
- l. Hobby or Toy Store;
- m. Ice Cream or Frozen Yogurt Sales;
- n. Key Shop or Locksmith;
- o. Kiosk;
- p. Nursery (Retail);
- q. Optical Store;
- r. Restaurant, Café or Cafeteria;
- s. Restaurant, Drive-In;
- t. Restaurant with Drive-Thru;
- u. Security System Installation Company;
- v. Theater (Indoor);
- w. Shoe Repair;
- x. Weight and Aerobic Center;
- y. Hotel & Motel;
- z. Silkscreening Studio;
- aa. Stained Glass Studio;
- bb. Studio (Photography);

2. Orientation and Screening of Service Bays and Drive-through Facilities

- a. All service bays shall be oriented perpendicular to an adjacent street.
- b. Service bays shall be screened by a fifteen (15) foot wide landscape island located within forty (40) foot of the service bay. Drive-through lanes shall be wrapped by a ten (10) foot wide landscape island with a minimum length to equal the required stacking of the drive-through lane. These landscape islands shall contain one (1) minimum three-inch (3") caliper evergreen or deciduous tree every fifteen (15) linear feet with four (4) minimum five (5) gallon shrubs or one (1) ornamental tree evenly dispersed between the evergreen or deciduous tree.

3. Off-street Parking:

- a. **Outdoor Eating Areas:** The first seven hundred fifty (750) square feet of outdoor eating areas shall not be included in the calculation of required off-street parking for restaurants.
- b. **Landscape Strips:** All continuous landscape strips provided between banks of parking, as shown on Exhibit "D", shall have a minimum width of twelve (12) feet, measured back of curb to back of curb.
- c. **Landscape Islands:** All planting islands within parking areas shall have a minimum area of three hundred (300) square feet.

4. Building Materials:

The building materials and architectural standards shall comply with any provisions of a Dallas North Tollway Overlay District.

5. **Lot Coverage:** Maximum lot coverage is fifty (50) percent. This percentage does not include parking garages.

6. **Architectural Standards:**

- a. No building facade shall extend greater than fifty (50) feet in horizontal length without a projection, recess or offset. Projections, recesses, or offsets shall be a minimum of twenty-four (24) inches.
- b. Either lintels, sills, cornices, or pitched roofs shall be incorporated into all building facades.
- c. First floor facades facing a street or parking area shall have arcades, display windows, entry areas, outdoor seating, eating areas or awnings, and shall occupy no less than fifty (50) percent of the length of the façade.
- d. One-story buildings larger than sixty-thousand (60,000) square feet that exceed thirty (30) feet in height shall incorporate architectural details to give the appearance of a two-story building.

7. **Lighting Standards:**

The developer of the property shall submit details of the proposed lighting for the site with the preliminary site plan. Light standards for pedestrian areas and for parking areas shall match, but shall be of different scale. Light standards shall be reviewed and approved by the Director of Planning.

8. **Setbacks and Landscape Buffers:**

- a. Buildings, driveways, and parking are prohibited in the required front yard. Where buildings are constructed immediately adjacent to the landscape buffer, the portion of the landscape buffer between the building and front property line may be improved with patterned concrete, pavers, or other decorative materials, as well as tables, benches, canopies, and lights. Within the improved areas, required trees shall be provided in tree wells or tree grates.
- b. A maximum of one double bay of parking is permitted between the thirty (30) foot landscape buffer adjacent to the Dallas North Tollway and the future buildings.

9. **Landscaping:**

Plant materials shall be selected from the plant list provided within Article IV, Section 2 (Landscape Requirements) of the City of Frisco Comprehensive Zoning Ordinance, Ordinance No. 00-11-01, as it exists or may be amended.

- a. All continuous landscape strips provided between banks of parking shall contain one (1) large tree and four (4) five-gallon evergreen shrubs per thirty-five (35) linear feet of planting strip.
- b. Fifty (50) percent of all landscape islands shall contain two (2) large trees; the remaining fifty (50) percent shall contain four (4) ornamental trees.
- c. One (1) tree (minimum four (4) inch caliper), one (1) ornamental tree, and fifteen (15) five-gallon evergreen shrubs per forty (40) linear feet shall be provided along the property line separating residential uses from non-residential uses.

- d. A ten (10) foot landscape buffer (minimum) shall be provided along the length of all side and rear property lines. Should a fire lane or access easement be constructed on a property line, this requirement is waived.

10. Open Space: A minimum of seven (7) percent of the net area of each lot shall be developed and maintained as open space. Open space shall be areas used for walks, plazas, courtyards, water features, landscaped areas, and other similar areas not specifically used for vehicular access and parking. Landscaped areas shall be exclusive of any other required landscaping with the exception of landscape or plaza improvements (described in 8[a]) located between the building and property line in the landscape buffer may count as open space. The minimum width of open space shall be twenty feet.

11. Connectivity: A fire lane or street and adjacent sidewalk shall provide pedestrian and vehicular connections between Tract 2 and the adjacent single-family zoning (Tracts 1 and 4).

12. Changes to Concept Plan: Changes to the concept plan may be approved in accordance with Article IV, Section 1 (Site Plan Requirements) of the Comprehensive Zoning Ordinance No. 00-11-01, as it exists or may be amended.

Tract 3 – Planned Development-Retail (37.5 +/- acres)

This tract shall be developed under the regulations for the Retail District as outlined in Ordinance No. 00-11-01 as it currently exists or may be amended, subject to the following conditions:

- 1. Permitted Uses:** All uses permitted in the Retail District as outlined in Ordinance No. 00-11-01, and the following additional uses:
 - a. College, university or private boarding school
 - b. Hospital
 - c. Car wash
 - d. Commercial amusement, indoor
 - e. Fraternal club, lodge
 - f. Funeral parlor or mortuary
 - g. Greenhouse, nursery (indoor)
 - h. Hotel or motel
 - i. Outdoor storage (screened)
 - j. Commercial printing company
- 2. Orientation and Screening of Service Bays and Drive-through Facilities**
 - a. All service bays shall be oriented perpendicular to an adjacent street.
 - b. Service bays shall be screened by a fifteen (15) foot wide landscape island located within forty (40) foot of the service bay. Drive-through lanes shall be wrapped by a ten (10) foot wide landscape island with a minimum length to equal the required stacking of the drive-through lane. These landscape islands shall contain one (1) minimum three-inch (3") caliper evergreen or deciduous tree every fifteen linear feet (15 l.f.) with four (4) minimum five (5) gallon shrubs or one (1) ornamental tree evenly dispersed between the evergreen or deciduous tree.
- 3. Pedestrian Access:** Sidewalks with a minimum width of four feet (4') shall be provided along at least one side of all proposed internal driveways. Pedestrian crosswalks shall be clearly indicated with stamped or textured paving or other pavement details as approved by the City.

4. Off-street Parking:

- a. **Outdoor Eating Areas:** The first seven hundred fifty (750) square feet of outdoor eating areas shall not be included in the calculation of required off-street parking for restaurants.
- b. **Landscape Strips:** All continuous landscape strips provided between banks of parking, as shown on Exhibit "D", shall have a minimum width of twelve feet (12'), measured back of curb to back of curb.
- c. **Landscape Islands:** All planting islands within parking areas shall have a minimum area of three hundred (300) square feet.

5. Building Materials: A consistent architectural theme shall be used to unify all buildings within the development. This theme shall include the use of common building materials for all buildings. Primary materials used for facades shall consist of brick or stone, and shall comprise a minimum of sixty (60) percent of the building façade, excluding windows. Brick, stone, stucco, EIFS, tile, or any combination thereof may be used for the remaining forty (40) percent of each building façade. The use of reflective glass shall be prohibited. The Planning Department and/or City Council shall review and approve materials and colors at the time of site plan approval.

6. Lot Coverage: Maximum lot coverage is sixty (60) percent.

7. Building Height: The maximum building height shall not exceed four (4) stories or eighty (80) feet, whichever is greater, except that building height shall not exceed two (2) stories (or forty [40] feet) on any portion of a site within two hundred (200) feet of property zoned Single-Family or Two Family.

8. Architectural Standards:

- a. No building facade shall extend greater than one hundred (100) feet in horizontal length without a projection, recess or offset. Projections, recesses, or offsets shall be a minimum of twenty-four (24) inches.
- b. Either lintels, sills, cornices, or pitched roofs shall be incorporated into all building facades.
- c. First floor facades facing a street or parking area shall have arcades, display windows, entry areas, outdoor seating, or eating areas or awnings, and shall occupy no less than sixty (60) percent of the length of the facade.
- d. Buildings greater than sixty thousand (60,000) square feet that exceed thirty (30) feet in height shall incorporate architectural details to give the appearance of a two-story building.

9. Lighting Standards

The developer of the property shall submit details of the proposed lighting for the site with the preliminary site plan. Light standards for pedestrian areas and for parking areas shall match, but shall be of different scale. Light standards shall be reviewed and approved by the Director of Planning.

10. Setbacks and Buffers

- a. A minimum thirty-foot (30') front yard and landscape buffer shall be provided adjacent to the Dallas North Tollway.
- b. A minimum twenty-five foot (25') front yard and landscape buffer shall be provided adjacent to Panther Creek Parkway.
- c. Buildings, driveways, and parking are prohibited in the required front yard. Where buildings are constructed immediately adjacent to the landscape buffer, the portion of the landscape buffer between the building and

front property line may be improved with patterned concrete, pavers, or other decorative materials, as well as, tables, benches, canopies, and lights. Within the improved areas, required trees shall be provided in tree wells or tree grates.

- d. A ten-foot (10') landscape buffer shall be provided along the length of all side and rear property lines. Should a fire lane or access easement be constructed on a property line, this requirement is waived.

11. Landscaping:

Plant materials shall be selected from the plant list provided within Article IV, Section 2 (Landscape Requirements) of the City of Frisco Comprehensive Zoning Ordinance, Ordinance No. 00-11-01, as it exists or may be amended.

- a. All continuous landscape strips provided between banks of parking shall contain one (1) large tree and four (4) five-gallon evergreen shrubs per thirty-five (35) linear feet of planting strip.
- b. Fifty (50) percent of all landscape islands shall contain two (2) large trees; the remaining fifty (50) percent shall contain four (4) ornamental trees.
- c. One (1) tree (minimum four-inch (4") caliper), one ornamental tree, and fifteen (15) five gallon evergreen shrubs per forty (40) linear feet shall be planted within the thirty (30) foot landscape buffer provided along the Dallas North Tollway and the twenty-five (25) foot landscape buffer provided along Panther Creek Parkway.
- d. **One (1) large tree and one (1) ornamental tree per forty (40) linear feet shall be provided along all side and rear property lines within the ten (10) foot landscape buffer.**

- 12. Open Space:** A minimum of seven (7) percent of the net area of each lot shall be developed and maintained as open space. Open space shall be areas used for walks, plazas, courtyards, water features, landscaped areas, and other similar areas not specifically used for vehicular access and parking. Landscaped areas shall be exclusive of any other required landscaping with the exception of landscape or plaza improvements (described in 10[c]) located between the building and property line in the landscape buffer. The minimum width of open space shall be twenty (25) feet for lots larger than eighty thousand (80,000) square feet and fifteen (15) feet for lots eighty thousand (80,000) square feet or less.

- 13. Connectivity:** A fire lane or street and adjacent sidewalk shall provide pedestrian and vehicular connections between Tract 3 and the adjacent single-family zoning (Tracts 1 and 4).

- 14. Changes to Concept Plan:** Changes to the concept plan may be approved in accordance with Article IV, Section 1 (Site Plan Requirements) of the Comprehensive Zoning Ordinance No. 00-11-01, as it exists or may be amended.

Tract 4 - Planned Development-Single-Family-4/Single-Family-5 (60.4 +/- acres)

This tract shall be developed under the regulations of the Single-Family Residential District-4 and Single-Family Residential District-5 as outlined in Ordinance No. 00-11-01 as it currently exists or may be amended, subject to the following additional conditions:

- 1. Not less than fifty (50) percent of the tract, based on the number of lots, shall be developed to Single-Family-4 standards or larger.
- 2. Minimum lot widths shall be:
 - a. Seventy-four (74) feet for lots developed to Single-Family-4 standards.
 - b. Sixty-four (64) feet for lots developed to Single-Family-5 standards.

- 3 With the development of Tract 4, a street shall be stubbed to Tracts 2 and 3. In addition, three-inch caliper trees shall be planted an average of thirty (30) feet on center in the thirty (30) foot perimeter landscape buffer along the east side of Tract 2 and in the twenty (20) foot perimeter landscape buffer along the south and east sides of Tract 3.

9B. Concept Plan: Cobb Family Farm

DM Applicant(s): Eldorado Tollway, Ltd.

Two retail centers, 12 office buildings, and 390 Single-Family lots on 236.5± acres on the southeast and southwest corners of future Panther Creek Parkway and the future Dallas North Tollway. Zoned Agricultural. Requested zoning is Planned Development-Single-Family-5/Single-Family-4 (60.4± acres), Planned Development-Single-Family-4/Single-Family-3 (83.1± acres), Planned Development-Retail (37.5± acres), and Planned Development-Retail/Office-2 (55.2± acres). Neighborhood #47.

Doug Mousel, Planner reviewed staff comments with the Commission. Following review and discussion, Commissioner Hulsey moved to approve the request subject to Staff Comments. Commissioner Hamilton seconded the Motion. Motion carried. Vote - 5-1.

Voting aye: Commissioners Hulsey, Seifert, Hamilton, Caplan and Sanders.

Voting nay: Commissioner Ferguson.

REMARKS:

The concept plan shows two retail centers, 12 office buildings, and 390 Single-Family lots to be developed to the planned development standards requested with Zoning Case Z2000-71. Approval of the concept plan is subject to City Council approval of Zoning Case Z2000-71.

Access

Access to the two retail centers (Tract 3) will be provided from Panther Creek Parkway and the Dallas North Tollway. Access will be provided to the office buildings (Tract 2) from the Dallas North Tollway. Panther Creek Parkway and a collector street will be provide access to the single-family subdivision on the east side of the Dallas North Tollway. Access will be provided to the single-family subdivision on the west side of the Dallas North Tollway (Tract 1) from Legacy Drive, Panther Creek Parkway, and a collector street. As recommended by the Comprehensive Plan, vehicular and pedestrian access will be provided between single-family subdivisions and the retail and office developments.

The development of this property will require portions of Panther Creek Parkway, Frisco Street, and Legacy Drive to be improved to City standards to provide two points of access to the property. Streets have been stubbed to the adjacent property to the east to provide circulation between this property and future residential developments.

Screening and Landscaping

Single-family lots backing and siding to Panther Creek Parkway, Legacy Drive, and the collector street will be screened by berms and landscaping in 25 feet of additional right-of-way dedicated for screening and landscaping purposes.

Alley Waiver

The Subdivision Ordinance requires alleys to be provided along the rear of all single-family lots, unless the City Council waives the requirement for alleys by determining that utilities and access are adequately provided to the lots. Alleys are not provided to serve all of the single-family lots. It is premature to waive the requirement for alleys, because grading and drainage plans will not be reviewed by the City until the final plat is submitted. Should adequate

provision be made for utilities and access to the lots and the lots be designed without lot-to-lot drainage, staff will recommend that the requirement for alleys be waived.

RECOMMENDATION:

Staff recommends approval subject to:

1. City Council approval of Zoning Case Z2000-71.
2. Improvement of Panther Creek Parkway, Legacy Drive, Frisco Street, and other area thoroughfares to city standards to provide two points of access to the property.
3. City Council and City Engineer approval of a waiver to the requirement for alleys subject to lots being designed without lot-to-lot drainage.

END OF PUBLIC HEARINGS

10. Final Plat: Grayhawk – Phases I - II

DM Applicant(s): Eldorado Ranch, Ltd.

204 Single-Family lots and three open space lots on 67.4± acres on the north side of Eldorado Parkway, 1,500± feet east of F.M. 423. Zoned _____ Planned Development-Single-Family-5. Neighborhood #49.

Doug Mousel, Planner reviewed staff comments with the Commission. Warin Corwin and Jim Mansky were present to answer questions by the Commission.

Following review and discussion, Commissioner Hulseby moved to approve the request subject to Staff Comments. Commissioner Ferguson seconded the Motion. Motion carried. Vote - unanimous.

11. General Information

Recap of City Council's January 2, 2001 meeting.

John Lettelleir, Director of Planning updated the Commission, as follows, on cased that went to City Council for approval:

- A Specific Use Permit , for a metal building, on the Scherer property was granted for seven (7) years and will be under review yearly thereafter.
- Approval was given for the Traffic Impact Analysis Ordinance.

12. Adjourn

There being no further business, Commissioner Hulseby moved to adjourn the meeting at 9:25 p.m. Commissioner Seifert seconded the Motion. Motion carried. Vote - unanimous.

BUDDY MINETT (Chairman)

JON FERGUSON (Secretary)